



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



4 Elm Garth

£220,000

Roos Hull, HU12 0HH



Situated within this highly regarded village location, at the quieter south end on a no through road, is this detached two bedroom bungalow offered to the market with vacant possession and no onward chain involved. Ideally positioned within comfortable walking distance of the village amenities, this property offers an excellent opportunity for buyers seeking the ease and practicality of single storey living.

The accommodation is well laid out and centres around a spacious open plan lounge diner which enjoys plenty of natural light, creating a welcoming and sociable living space. Two double bedrooms are served by a wet room style shower room, making the property particularly well suited to retirees or anyone requiring accessible ground floor accommodation.

Externally the property continues to impress, benefitting from off street parking via a side driveway leading to a garage positioned to the rear, providing useful storage space. The rear garden enjoys a desirable south facing aspect, is fully enclosed and mainly laid to lawn, offering a low maintenance outdoor area while still providing a blank canvas for keen gardeners looking to create their own outdoor retreat.

Bungalows within the village are rarely available, particularly at this price point, making this an opportunity not to be missed for those looking to enjoy village life in a manageable and well positioned home.





The property is set back from the roadside behind a laid to lawn front garden with mature planting and a low dwarf wall forming the boundary, creating an attractive approach to the home. A driveway runs alongside the property providing off street parking and leading to the garage, which is fitted with a roller door and also benefits from a personal door giving direct access into the rear garden.

A pathway continues along the opposite side of the property where a gated entrance opens into the south facing rear garden. This outdoor space is fully enclosed and predominantly laid to lawn, bordered by mature hedging which provides a good degree of privacy while offering plenty of scope for those wishing to develop the garden further.

A side entrance door opens into the central hallway, which provides access to all rooms and includes both a built in storage cupboard and a further airing cupboard for practical household storage.

The lounge diner spans the full width of the front of

the property and benefits from three large windows which allow an abundance of natural light to fill the space. The room is centred around an attractive fireplace which creates a natural focal point and offers a comfortable setting for both relaxing and dining.

Access leads through to the kitchen, which is fitted with a range of wooden fronted units providing ample storage and worktop space. A door from the kitchen leads directly out to the rear garden.

The property benefits from a wet room style shower room with tiled walls and level access shower area, offering practical and accessible bathing facilities.

Bedroom one is a generously sized double room and benefits from a large array of built in wardrobes providing excellent storage options.

Bedroom two is also a double room and enjoys French doors opening out to the rear garden, allowing the room to easily double as an additional reception room or sitting room if required.

Lounge/Diner 22'2" x 16'4" (6.77 x 5.0)

Kitchen 10'3" x 10'0" (3.14 x 3.05)

Bathroom 7'10" x 5'4" (2.40 x 1.65)

Bedroom 1 15'11" x 12'0" (4.87 x 3.68)

Bedroom 2 11'0" x 9'11" (3.36 x 3.03)

Garage

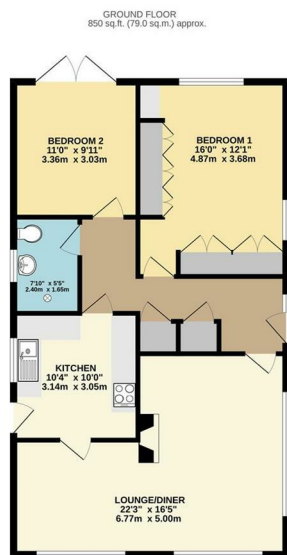
Garden

Agent Note

Parking: off street parking is available with this property.

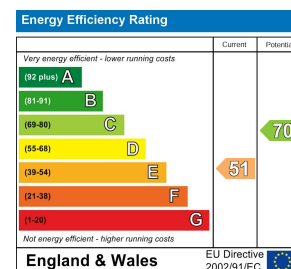
Heating & Hot Water: Heating and hot water is via an oil fired boiler.

Mobile & Broadband: we understand mobile and broadband are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.



Energy Efficiency Graph

Tenure: Freehold



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