



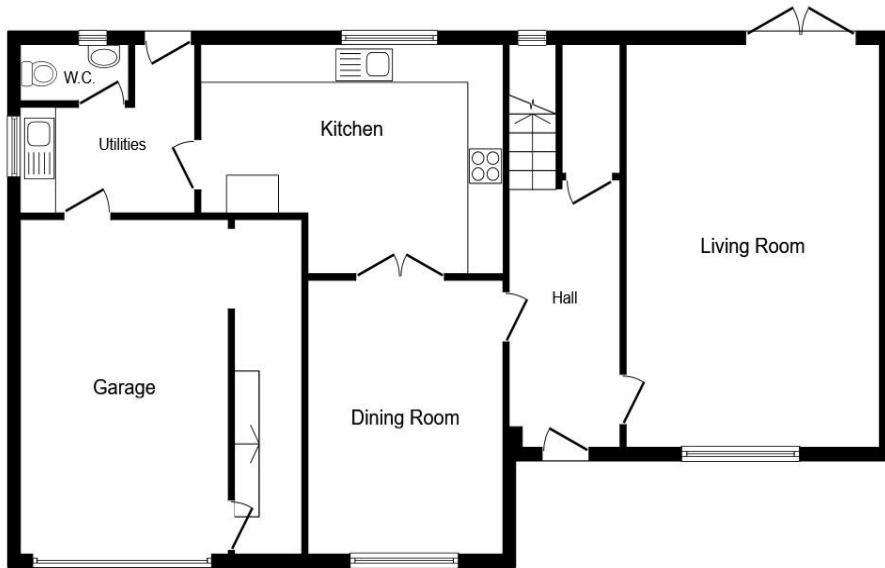
Orchard Close, Roos, Hull, HU12 0LN

Welcome to

Orchard Close, Roos, Hull

A stunning three-bedroom home, offering breathtaking views of open farmland. The property boasts a spacious lounge, a large dining room perfect for entertaining. A modern integrated kitchen with double oven. Upstairs features a luxurious master suite with bathroom and balcony.





Ground Floor



First Floor

Total floor area 168.4 m² (1,812 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Entrance Hall

13' 7" max x 6' 2" max (4.14m max x 1.88m max)

Lounge

21' 4" max x 13' 10" max (6.50m max x 4.22m max)

Dining Room

14' 3" max x 10' 5" max (4.34m max x 3.17m max)

Kitchen

16' 11" max x 11' 11" max (5.16m max x 3.63m max)

Utility Room

9' 7" max x 3' 2" max (2.92m max x 0.97m max)

Downstairs Wc

Landing

Bedroom 1

9' 11" max x 10' 6" max (3.02m max x 3.20m max)

En Suite

5' 8" max x 2' 2" max (1.73m max x 0.66m max)

Bedroom 2

10' 6" max x 11' 2" max (3.20m max x 3.40m max)

Bedroom 3

21' 5" max x 11' 2" max (6.53m max x 3.40m max)

Shower Room

7' max x 6' 4" max (2.13m max x 1.93m max)

Converted Study Space

15' max x 9' 1" max (4.57m max x 2.77m max)

Welcome to

Orchard Close, Roos, Hull

- MOVE-IN READY
- 3 BED DETACHED HOME
- OFF-STREET PARKING
- FARMLAND VIEWS

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers in the region of
£320,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDR123419



Property Ref:
HDR123419 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01482 327913



HoldernessRd@williamhbrown.co.uk



358-360 Holderness Road, HULL, East
Yorkshire, HU9 3DQ



williamhbrown.co.uk