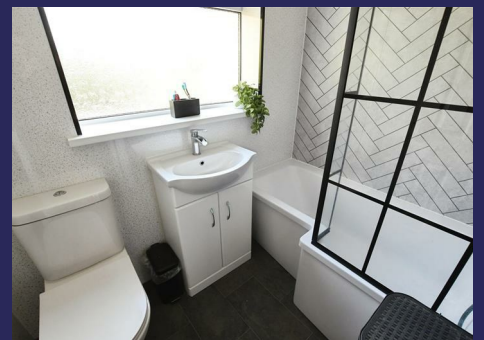
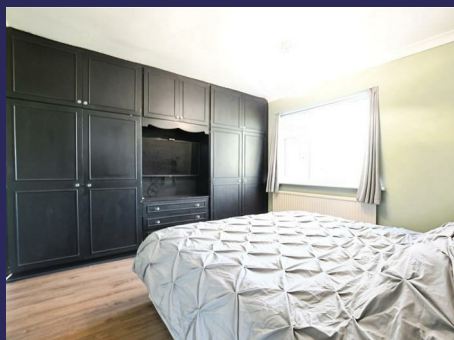


# Whitakers

Estate Agents



## 62 Pilmar Lane, Roos, HU12 0HN

**£250,000**

SITUATED IN THE HIGHLY DESIRABLE RURAL VILLAGE OF ROOS, THIS STUNNING TWO-BEDROOM DETACHED BUNGALOW OFFERS BEAUTIFULLY PRESENTED, MODERN LIVING THROUGHOUT AND IS READY FOR ITS NEXT OWNER TO MOVE STRAIGHT IN. IDEAL FOR THOSE SEEKING A PEACEFUL COUNTRYSIDE SETTING.

INTERNALLY, THE PROPERTY FEATURES TWO GENEROUS BEDROOMS, A SPACIOUS AND INVITING LOUNGE COMPLETE WITH A STYLISH FITTED LOG BURNER, AS WELL AS A NEWLY INSTALLED CONTEMPORARY KITCHEN AND BATHROOM, PROVIDING A FRESH AND MODERN FINISH THROUGHOUT.

EXTERNALLY, THE HOME BENEFITS FROM ATTRACTIVE WRAP-AROUND GARDENS, A SOLID BRICK-BUILT GARAGE OFFERING EXCELLENT ADDITIONAL STORAGE, AND A FRONT DRIVEWAY PROVIDING OFF-STREET PARKING FOR MULTIPLE VEHICLES.

THIS PROPERTY HAS BEEN TASTEFULLY UPGRADED AND WILL APPEAL TO A WIDE RANGE OF BUYERS. EARLY VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE ALL THAT THIS WONDERFUL HOME HAS TO OFFER.

## Entrance Hall



Laminate flooring throughout, with a storage cupboard and a radiator. Leading to:

## Lounge



Well proportioned lounge with a large bay window to the front aspect, a fully fitted log burner, with laminate flooring and a radiator.

## Fitted Kitchen



Modern fitted kitchen with integrated appliances and a wide range of floor units with contrasting worktop space, a gas hob, stainless steel sink, and laminate flooring throughout.

## Conservatory



Conservatory leading from the kitchen to the wrap around rear garden. Great for the warmer months. Tile flooring throughout, with French doors leading out.

## Bedroom 1



Laminate flooring with built in wardrobes and a UPVC window to the rear aspect, with a radiator.

## Bedroom 2



Laminate flooring, with a UPVC window to the rear aspect and a radiator, and the added convenience of built in wardrobes.

## Bathroom



Newly fitted, modern bathroom suite, with tile flooring, a bath with an overhead shower, low level WC, and a vanity sink, providing the convenience of additional storage space.

## Store/Office

Previously a through dining room from the lounge, this space has been separated off, to create a separate space. This room could be utilised in a variety of ways, such as a utility room, a store, office space, or be easily converted back to a through living/dining space.

## Gardens



Large wrap around rear garden, with off street parking for multiple vehicles to the front aspect. Offering a lovely rural, village location.

## Garage



Brick garage, offering additional off street parking, or storage space.

EPC  
EPC Rating E

Council Tax  
East Riding Council tax band B

Tenure  
Freehold

## Additional Services:

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

## Agents Notes:

Services, fittings & equipment referred to in these sales particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

## Free Market Appraisals/Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

## Material Information:

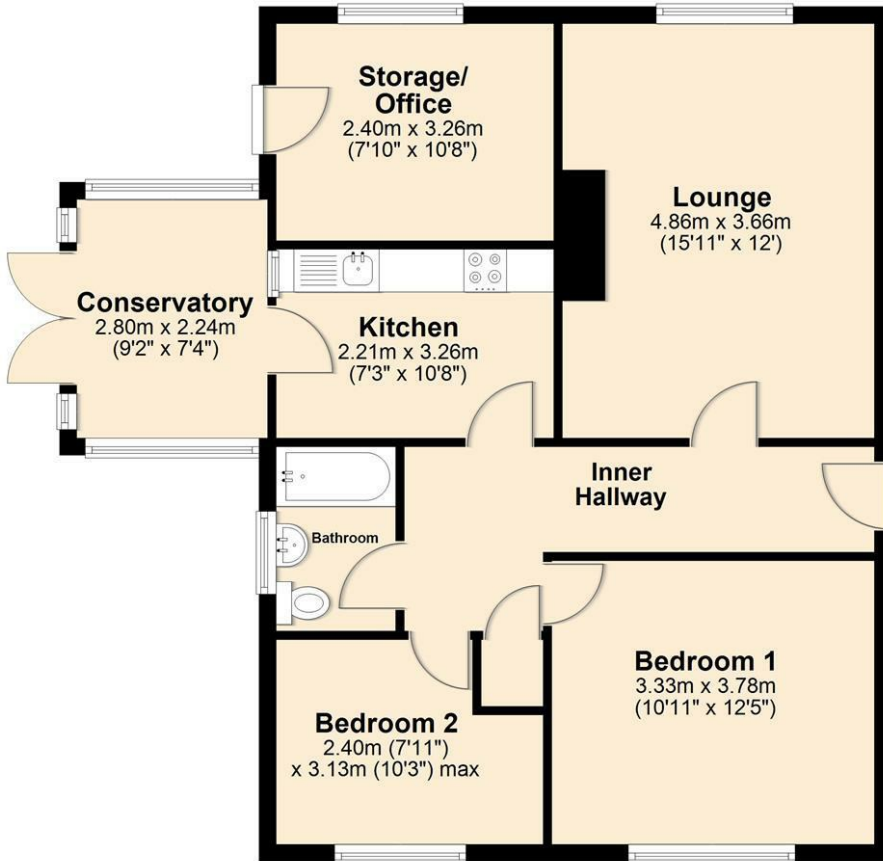
Construction - brick under tile roof  
Conservation Area - no  
Flood Risk - Very Low  
Mobile Coverage/Signal - Basic 5 Mbps Superfast 80 Mbps  
Broadband - EE/ Vodafone/ O2/ Three  
Coastal Erosion - no  
Coalfield or Mining Area - no  
Planning - no

## Whitakers Estate Agent Declaration:

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

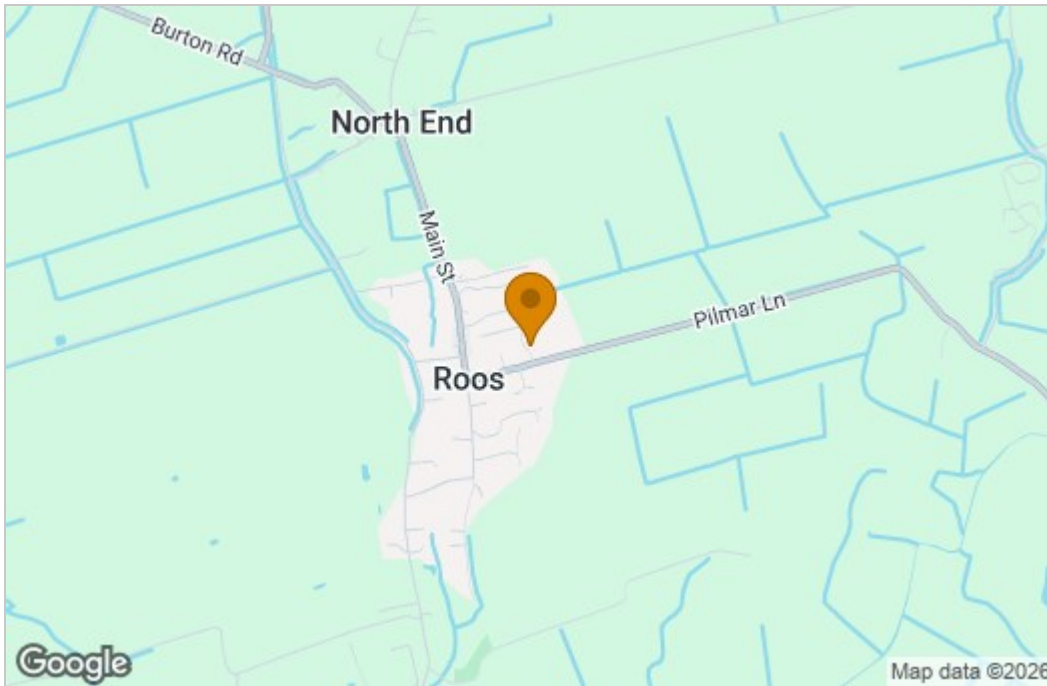
# Floor Plan

## Ground Floor

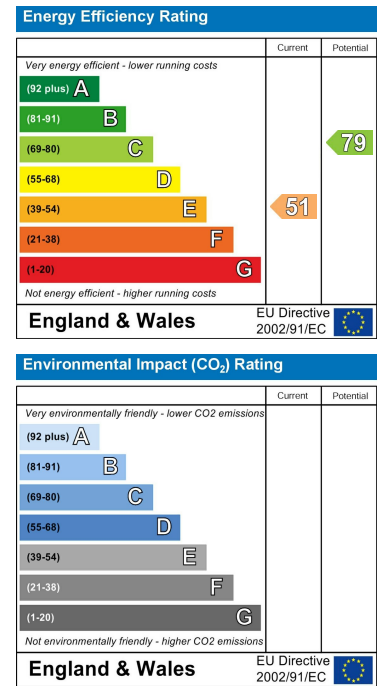


Total area: approx. 73.6 sq. metres (792.2 sq. feet)

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.