

# Whitakers

Estate Agents



## 7 North End Cottages Hilston Road, Roos, HU12 0JA

**£195,000**

"LOOKING FOR THE GOOD LIFE "

Enjoying OPEN COUNTRYSIDE VIEWS, this SEMI DETACHED HOME offers a perfect retreat, ideal for those looking to settle within the charming, rural village of Roos away from the hustle and bustle of city life.

This lovely home is set off a quiet country lane. The well laid out accommodation boasts THREE first floor BEDROOMS, a comfortable LOUNGE, open plan DINING KITCHEN and a ground floor BATHROOM. Outside there is ample OFF ROAD PARKING for several vehicles and a lengthy, enclosed, family & pet friendly rear GARDEN, a wonderful outdoor space the family will enjoy.

The village of Roos has a vibrant community making it a lovely place to live, with regular social events and local amenities including well regarded primary school, a newly refurbished convenience store, well renowned butchers and bakery and two public house/ restaurants For more extensive amenities, Hedon, Withernsea, and Hull are just a short drive away

## Accommodation Comprising

### Entrance & Hallway

Double glazed front entrance door opens into the hallway, welcoming you in to view the accommodation on offer. Stairs take you up to the first floor and a door opens to the lounge.

### Lounge

A comfortable lounge with feature fireplace and double glazed window enjoying views over open countryside. Radiator, laminate flooring and door to kitchen.

### Lounge Picture

### Lounge to kitchen



### Breakfast Kitchen



The breakfast kitchen has a range of fitted units to base and walls with contrasting work surface and tiled splashbacks. Space for slot in cooker, fridge freezer and plumbing for washing machine. Ample space for breakfast table & chairs. Double glazed window with views over the garden. Radiator, laminate flooring and door to inner lobby.

## Kitchen



### Inner Lobby

Inner lobby with double glazed window and door to rear garden. Door to bathroom.

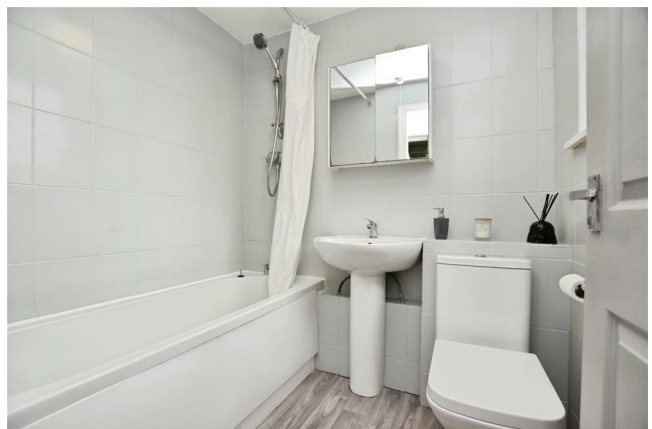
### View From Bedroom One

### Bedroom One



A double bedroom with double glazed window, enjoying views over open countryside. Radiator and laminate flooring.

### Ground Floor Bathroom



Family bathroom on the ground floor with panelled bath and overhead shower. Low level W.C. and pedestal wash basin. Double glazed obscure window, radiator and laminate flooring.

### Bedroom Two



The nursery is lovely room, neutrally decorated , light and airy with double glazed window enjoying views over the rear garden.

### Bedroom Three



A single bedroom currently used as the study/ dressing room with double glazed window and radiator.

### Outside

#### Driveway

An attractive pebbled, private driveway provides ample off road parking for several vehicles.

#### Rear Garden



Adorned with mature trees and shrubbery the

enclosed rear garden is mainly laid to lawn with a paved patio and timber sheds. A wonderful outdoor space for the family to enjoy.

### Rear House & Shed



#### Tenure

Tenure is Freehold

#### Council Tax Band

East Riding of Yorkshire Council Tax Band A

#### EPC Rating

EPC Rating D

#### 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 sale 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 tiled roof

Conservation Area - No

Flood Risk - Very Low  
Mobile Coverage / Vodafone / O2 & EE all okay  
Broadband Basic 5 Mbps/ Superfast 80 Mbps  
Coastal Erosion - No  
Coalfield or Mining Area - 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.

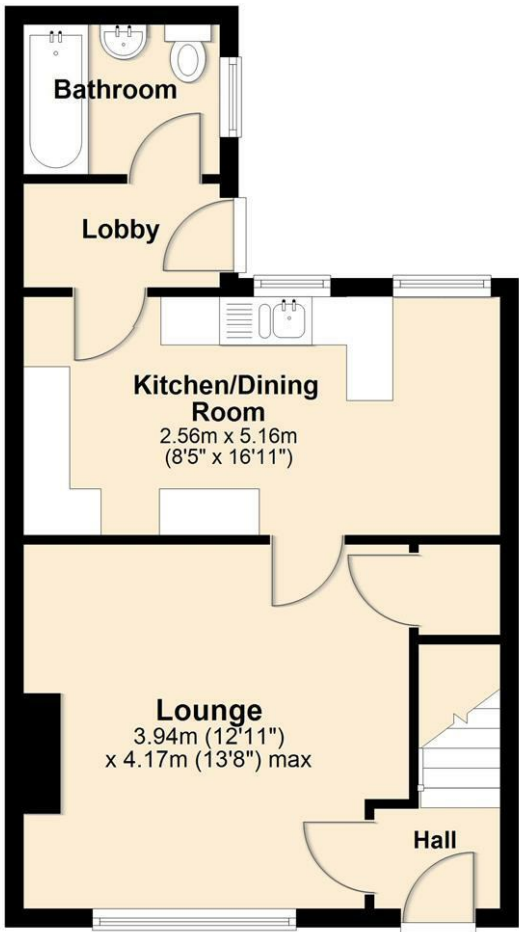
#### Offering on a property

In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50 - the fees are non refundable.

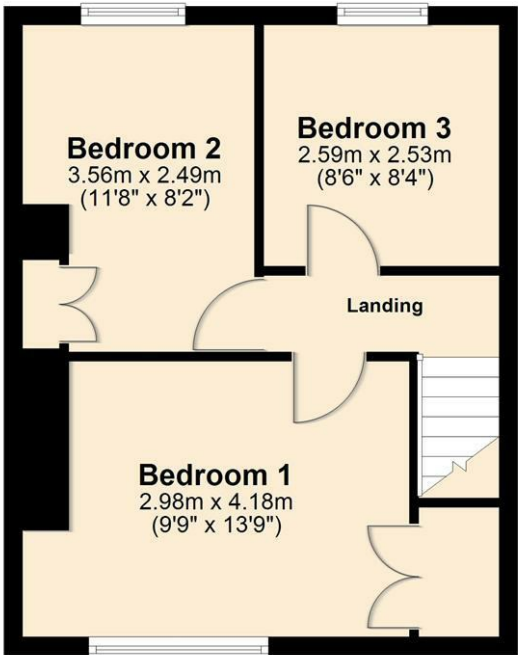
Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Floor Plan

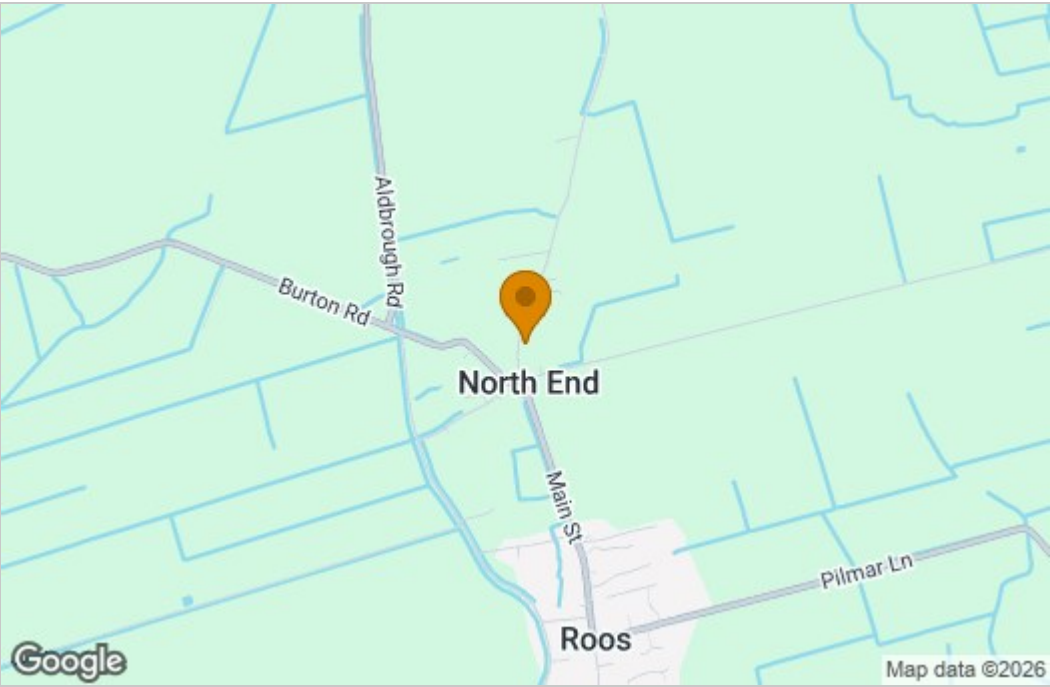
Ground Floor



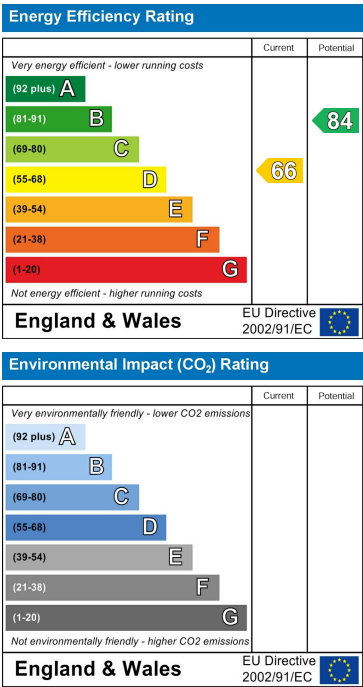
First Floor



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.