



**Coxwold Grove, Hull, HU4 6HH**

Offers Over £250,000





Platinum Collection

## Coxwold Grove, Hull, HU4 6HH

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A beautifully presented three-bedroom detached home, occupying an attractive corner plot and offering superb living space both inside and out.

Immaculately maintained and a true credit to the current owners, this property must be viewed to fully appreciate the quality and care on offer.

The accommodation briefly comprises: entrance hall, spacious lounge, impressive open-plan dining/living kitchen, conservatory, cloakroom/W.C., and inner hall with stairs leading to the first floor. Upstairs, a generous landing provides access to three bedrooms, including a principal bedroom with en-suite shower room, and a modern family bathroom.

Externally, the property enjoys a large, established key block-paved frontage providing excellent off-road parking. To the rear lies a beautifully landscaped garden, designed with entertaining in mind—featuring an artificial lawn, raised flower and shrub beds, seating area, and an outdoor bar/office.

Perfect for families who love to entertain, this exceptional home is certain to attract strong interest. Early viewing is highly recommended, as opportunities like this rarely stay on the market for long.





# Coxwold Grove, Hull, HU4 6HH

## Key Features

- A Beautifully Presented Detached home
- Occupying an Attractive Corner Plot & Offering Superb Living Space Both Inside & Out.
- Immaculately Maintained and a True Credit To The Current Owners,
- Entrance Hall, Lounge, Large Dining/Living Fitted Kitchen, Conservatory
- Cloakroom/w.c., Three Good Sized Bedrooms (main with an Ensuite), Family Bathroom
- Well Established Gardens, Outdoor Bar/office, Perfect for families who love to entertain
- This Exceptional Home is Certain To Attract Strong Interest.
- EPC - C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	77	82
EU Directive 2002/91/EC		



## ASKEW AVENUE

Ideally located off Askew Avenue for access to both Hull City Centre, the Humber Bridge & the A63/M62 motorway link. There are local amenities including two supermarkets, various shops, schools and public transportation within a short driving distance.

## GROUND FLOOR

### ENTRANCE HALL

with double glazed door

### LOUNGE

15'8 x 10'10 (4.78m x 3.30m)

with double glazed window to the front elevation

### LARGE LIVING/DINING KITCHEN

31' max measurements x 8'4 (9.45m max

measurements x 2.54m)

with a range of high gloss white base and wall units, work surfaces, sink unit, drawers

### CONSERVATORY

with double glazed windows and french doors onto the rear garden.

### INNER HALL

with stairs to the first floor and double glazed window.

### CLOAKROOM/W.C.

with a two piece white suite comprising wash hand basin, w.c. and splash back tiling.

## FIRST FLOOR

### LANDING

with double glazed window to the side elevation, storage cupboard and access to roof void.

## BEDROOM 1

11' x 10'7 (3.35m x 3.23m)

with a double glazed window to the front elevation.

## ENSUITE SHOWER ROOM

with a three piece whites suite comprising shower in cubicle, ash hand basin, w.c. and splash back tiling, double glazed window to the side elevation.

## BEDROOM 2

13'2 x 9'1 (4.01m x 2.77m)

with double glazed window to the front elevation.

## BEDROOM 3

11'2 x 7'6 (3.40m x 2.29m)

with a double glazed window to the rear elevation, built in wardrobes and laminate flooring.

## FAMILY BATHROOM

with a three piece white suite, comprising panelled bath, wash hand basin, w.c., double glazed window to the rear elevation, heated towel rail.

## EXTERNAL

To the front of the front of the property is a key block paved garden and driveway, with raised shrub areas and brick walling and wrought iron fencing forming boundary with double gates. To the rear is an artificial lawn garden again with well established raised flower beds a lovely covered seating area, porcelain tiled paths and patio and a superb/bar/office area.

## GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band C . (Hull City Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

## THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

## MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

## TENURE.

We understand that the property is Freehold.







## AML

Please be advised that when you agree to purchase a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and relevant personal data will be shared with our verification platform, Movebutler T/A IAMPROPERTY, to fulfil these legal obligations. If you do not wish for your data to be processed in this way, please inform the sales consultant handling your offer in writing as soon as possible.

## AGENTS NOTES

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken

any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)

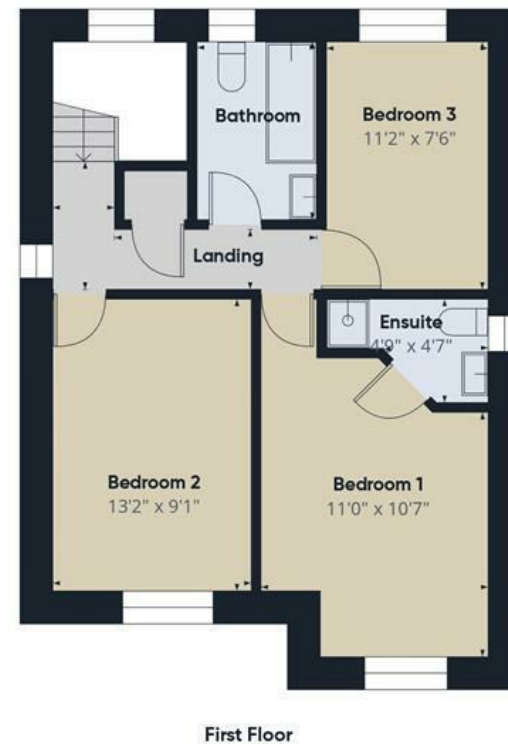
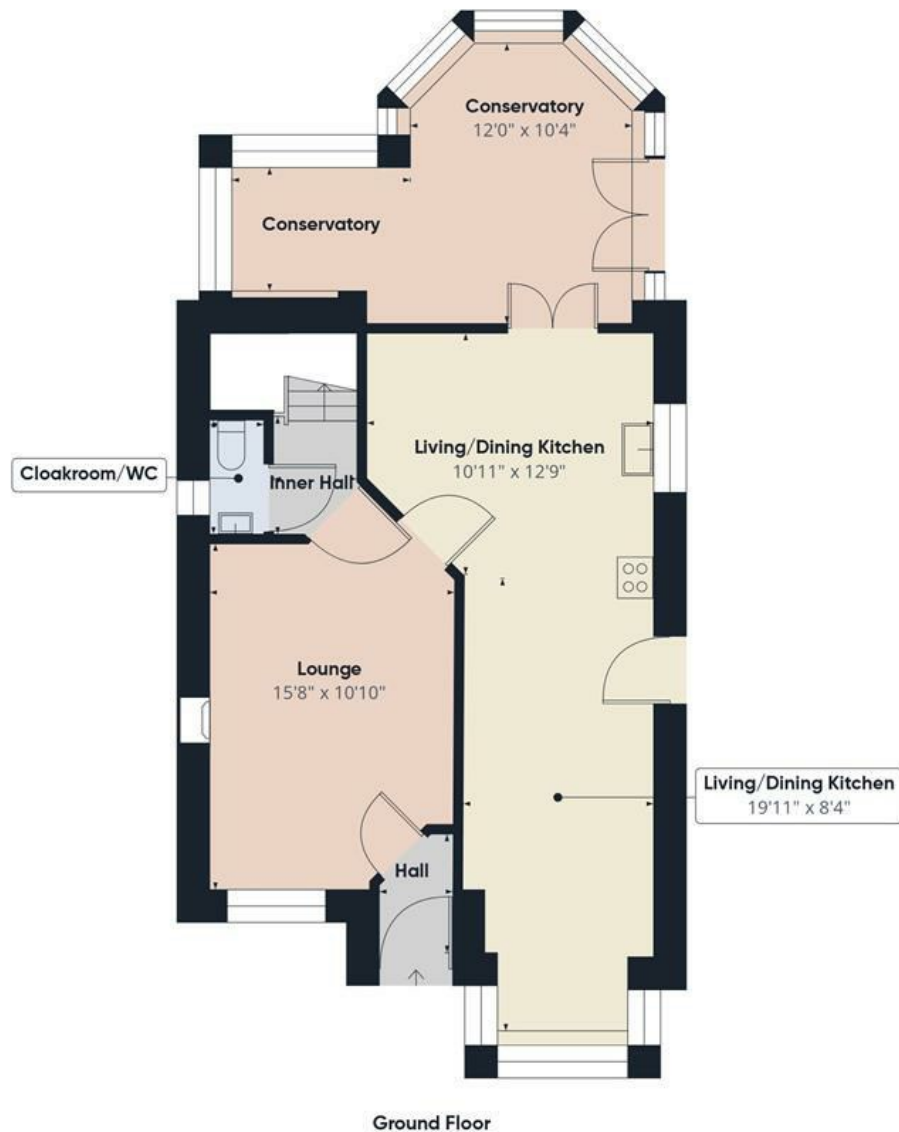












**Approximate total area<sup>(1)</sup>**  
1188 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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