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20 Oxford Violet, Nidderdale, Hull, HU7 4WG

Offers Over £265,000





20 Oxford Violet

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- EXTENDED FAMILY HOME
- OUTBUILDING TO REAR
- 4 DOUBLE BEDROOMS
- UP TO 4 RECEPTION SPACES
- QUAD PARKING
- CUL-DE-SAC SETTING
- FURTHER IMPROVEMENT POTENTIAL
- VIEWING ADVISED

EXTENDED AND IMPROVED FAMILY HOME READY FOR IMMEDIATE LIVING, ENJOYING EXCELLENT LEVELS OF ROADSIDE APPEAL AND BROAD FRONTAGE.

Invited for inspection is this impressive four bedroom detached house which occupies a generous plot with parking for multiple vehicles. Internal viewing comes highly advised with the living space being suitable for families looking for a home with modern appeal given the extension that has taken place over recent years.

The versatile arrangement of living space to the ground floor comprises, a central Entrance Hallway, generously proportioned Lounge with open outlook to frontage and French doors leading to an open plan Dining Room, Breakfast Kitchen with Utility Room beyond, W.C. and a generous Conservatory extension, used currently as a further reception space.

A central landing gives access to four bedrooms with a Master Bedroom benefiting from an En-Suite Shower Room, Three further Bedrooms and a House Bathroom.

Externally low maintenance gardens can be found to the rear with the garden being enclosed and private throughout. The property also benefits from a generous open frontage enjoying a pleasant street scene. A quad driveway offers expansive parking provision for numerous vehicles.

Homes of this type and character are rarely presented to the market within this popular family setting and the property comes available for immediate viewing.



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ENTRANCE HALLWAY Accessed via a composite entrance door with staircase approach leading to first floor level.	6'3" x 5'0" (1.91 x 1.53)
A door leads through to a former integral garage which has now been partially converted with some further work to be continued including uPVC double glazed window to front outlook.	
FORMER INTEGRAL GARAGE Offers additional reception space depending on an individuals needs and requirements.	18'0" x 7'10" (5.50 x 2.40)
LOUNGE With uPVC double glazed window to the front outlook, a central focal point is provided via contemporary style gas fire and complementary surround. Suitably sized to accommodate furniture suite and archway through to...	14'6" x 12'1" (4.42 x 3.70)
DINING ROOM With access provided through to the breakfast kitchen and French doors leading to the conservatory extension. Used currently as a formal dining space, but again has potential to be used as a sitting room.	12'5" x 8'2" (3.79 x 2.51)
CONSERVATORY EXTENSION With uPVC double glazed windows to three aspects and French doors leading to the patio terrace, inset spotlights to ceiling, used currently as a TV/ playroom.	15'0" x 9'7" (4.59 x 2.94)
BREAKFAST KITCHEN Neutrally appointed throughout with a range of fitted wall and base units, with contrasting work surfaces over, inset sink and drainer, oven, gas hob with extractor canopy over, space for a number of freestanding white goods including space for American style fridge freezer, space for a dishwasher and further low level white goods. Laminate to floor coverings leading open plan through to...	10'11" x 11'4" (3.33 x 3.47)
UTILITY ROOM With uPVC double glazed window to side, roll edge work surface and provision for under counter white goods.	5'5" x 8'0" (1.66 x 2.44)
CLOAKROOM/ WC With uPVC privacy window to side, WC and pedestal wash hand basin.	5'11" x 3'6" (1.81 x 1.07)
FIRST FLOOR LEVEL	
LANDING Storage cupboard and access provided to four double bedrooms and house bathroom. Loft access point also.	9'5" x 9'10" at longest and widest point (2.89 x 3.0 at longest and widest point)
BEDROOM ONE With uPVC double glazed window to the rear outlook and suitably sized to accommodate freestanding bedroom furniture.	11'7" x 12'5" (3.54 x 3.80)
ENSUITE SHOWER ROOM With fitted shower cubicle, low flush WC, wall mounted basin and tiling to splashbacks.	6'7" x 4'7" (2.02 x 1.40)
BEDROOM TWO With uPVC double glazed window to the front outlook and provision and space for freestanding furniture.	12'0" x 9'1" (3.67 x 2.78)



BEDROOM THREE 127" x 102" (3.84 x 3.11)
With uPVC double glazed window to the rear elevation with storage cupboard housing hot water cylinder and of an excellent size.

BEDROOM FOUR 8'8" x 13'9" (2.66 x 4.20)
With uPVC double glazed window to the front outlook and of an excellent size for the fourth bedroom.

HOUSE BATHROOM 77" x 6'2" (2.32 x 1.89)
Traditionally styled throughout with panel bath, with tap point and shower fitment, privacy window, tiling to splashbacks, low flush WC and pedestal white hand basin.

EXTERNAL
Oxford Violet remains conveniently positioned in a popular North Hull setting with proximity to Kingswood retail park and also excellent access to the city centre through the main arterial road network, the property benefits from a pleasant cul-de-sac position with generous parking to the immediate frontage, with suitable provision for four vehicles side by side, brick sett driveway and Tarmac driveway also. Partial garage conversion has taken place. With gated side access to the rear.

Patio extends from the immediate building footprint with an artificial lawned grass section and a further summerhouse outbuilding currently used for storage, but has potential to be used as a bar and games room.

Boarded fencing to the perimeter boundary's and open outlook to the rear beyond.

AGENTS NOTE
The vendors have upgraded and improved the home with further improvements and potential on offer, with viewing available through the sole selling agent, Staniford Grays.

TENURE :
We understand the Tenure of the property to be Freehold.

SERVICES :
Mains water, gas, electricity and drainage are connected. We understand the current Council Tax Band to be D

VIEWING
Strictly by appointment with sole selling agents, Staniford Grays.
Website- Stanifords.com Tel: (01482) - 631133
E-mail: swansales@stanifords.com

FIXTURES AND FITTINGS
Various quality fixtures and fittings may be available by separate negotiation.

MORTGAGE CLAUSE
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Preferred partner- Green & Green Mortgage & Protection — Your Local Mortgage Partner for Hull & East Yorkshire
At Green & Green, we specialise in supporting home-buyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.

PROPERTY PARTICULARS-DISCLAIMER
PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."
The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

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. For full details please contact the selling agent.



Floor Plans

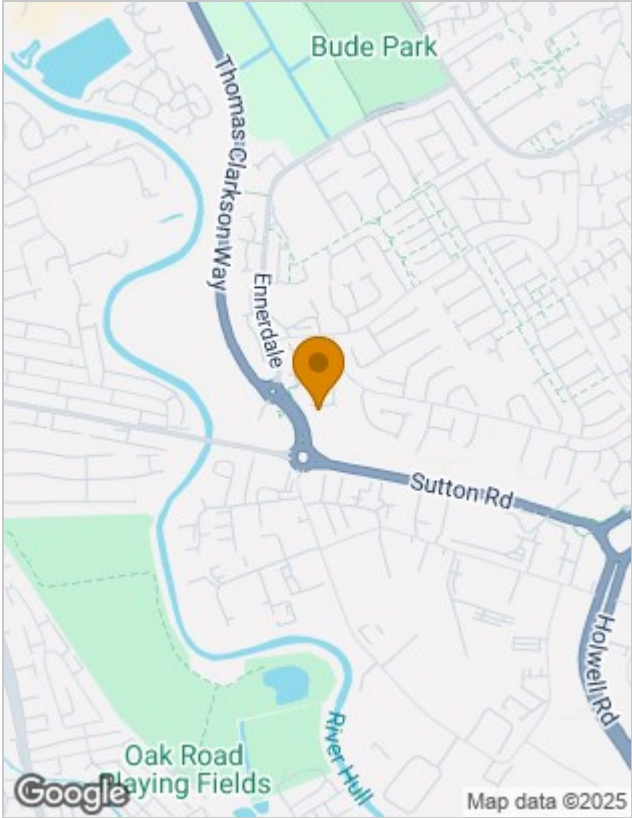


Viewing

Please contact our Swanland Office Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

