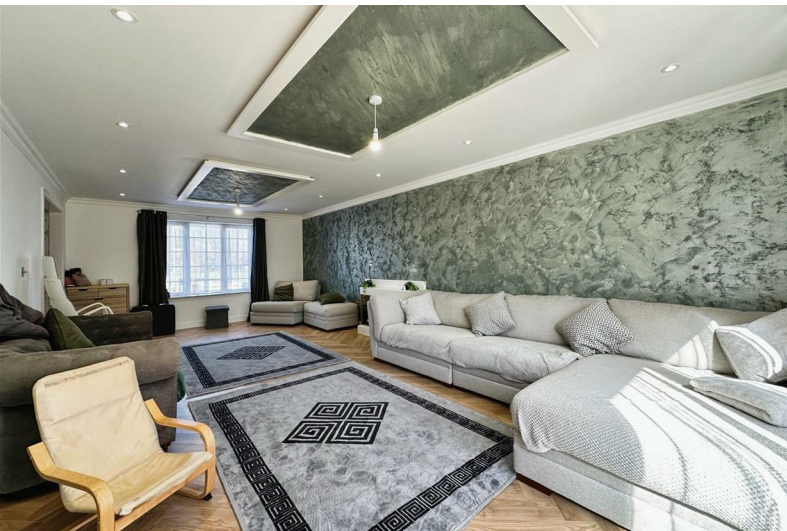




14 Oakwood Close

, Hull, HU5 5YG

Offers in the region of £320,000



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Ground Floor

Entrance Hallway

Welcoming entrance to the front via composite door, with shoe and coat storage, fixed staircase to the first floor and radiator.

Lounge

12'8" x 24'6" (3.88m x 7.48m)

A light, spacious room with UPVC double glazed window to the front, UPVC French door to the rear and radiator.

Office

6'8" x 9'2" (2.04m x 2.80m)

With UPVC double glazed bow window to the front and radiator

Kitchen/Diner

4'1" x 9'2" (1.25m x 2.80m)

With UPVC double glazed door opening to garden and UPVC double glazed door. Kitchen is hand crafted, made and fitted by the seller, with a range of base and wall mounted units, complimenting worksurfaces, tiling to splashback areas, inset composite sink, inset gas hob with extractor over and raised electric oven. With ample space for dining table, radiator and under stairs storage.

Utility

8'9" x 7'2" (2.68m x 2.20m)

With Door to rear garden and integral door to the garage. With plumbing for automatic washing machine.

Shower Room

4'1" x 9'2" (1.25m x 2.80m)

Fitted with a three piece suite comprising shower cubicle, low level WC and sink set within vanity unit with storage. Heated towel rail.

First Floor

Central Landing

Providing access to all first floor rooms.

Bedroom One

15'6" x 13'4" (4.73m x 4.08m)

A generous double bedroom to the front with two UPVC double glazed windows, fitted wardrobes and radiator.

Bedroom Two

12'8" x 11'11" (3.87m x 3.64m)

Second double bedroom to the front with UPVC double glazed window, carpet flooring and radiator.

Bedroom Three

12'0" x 12'8" (3.66m x 3.87m)

Double bedroom to the rear with UPVC double glazed window, carpet flooring and radiator.

Bedroom Four

12'3" x 8'9" (3.75m x 2.67m)

Double bedroom to the rear with UPVC double glazed window to the rear, radiator.

Bathroom

6'7" x 5'4" (2.01m x 1.63m)

With UPVC double glazed window to the rear. Fitted with a three-piece suite in white, comprising

panelled bath, shower over, low level WC and sink set within vanity unit with storage.

Outside

Externally is a low maintenance garden to the front, mainly gravelled and within a brick built wall. A driveway to the side provides off street parking and the garage with up and over door to the front. The rear garden is private and mainly laid to lawn with patio area for seating.

Council Tax

We have been advised the property is council tax band C, payable to East Riding of Yorkshire Council.

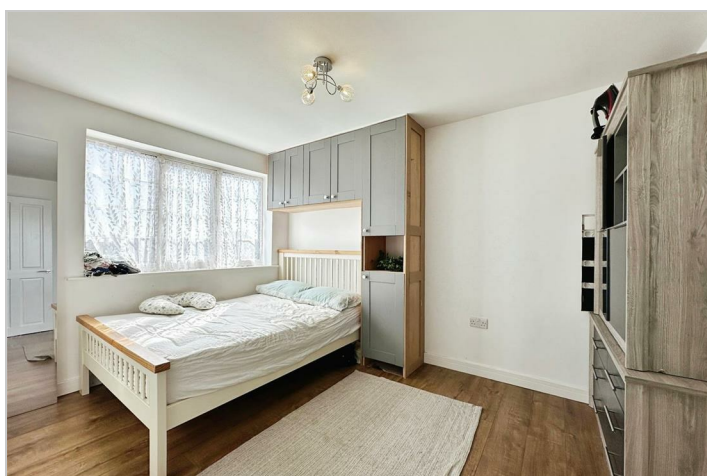
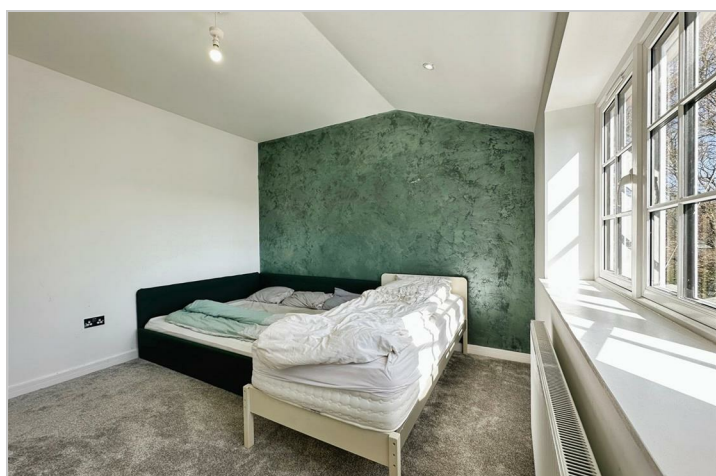
ADDITIONAL INFORMATION

Tenure:

Freehold

Disclaimer:

Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.



Road Map



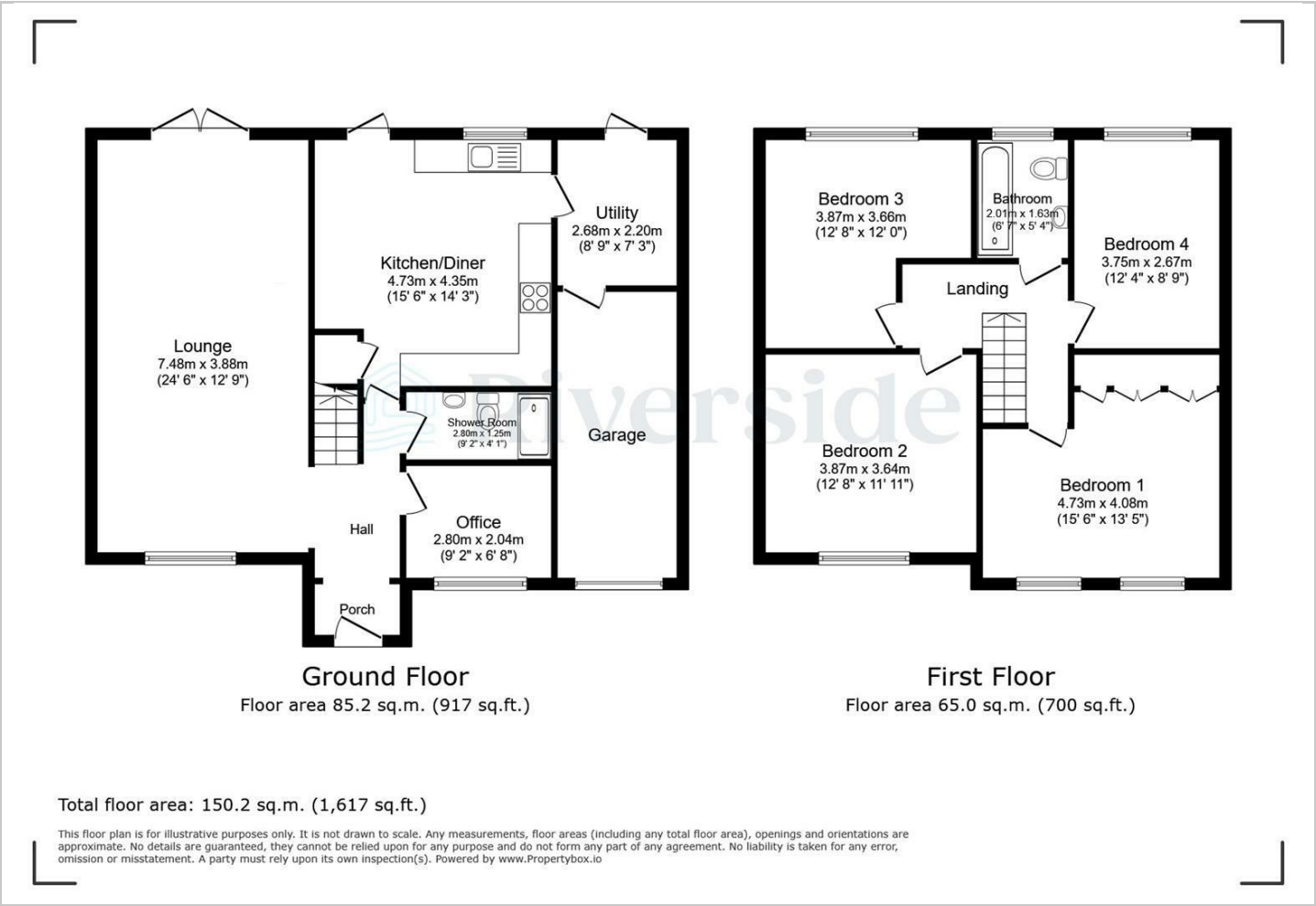
Hybrid Map



Terrain Map



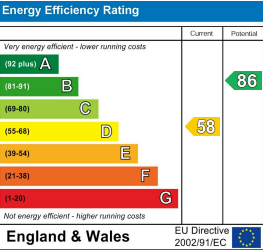
Floor Plan



Viewing

Please contact our Hull Office on 01482 322411 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.