



## 20 Coxwold Grove

, Hull, HU4 6HH

£240,000





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## Summary

Wow, beautifully presented detached family home, situated off Boothferry Road and close to the popular Pickering Park, schools including Sirius Academy, public transport links and range of shops.

Boasting three well proportioned bedrooms, en-suite to master, converted garaging creating a wonderful dining kitchen, conservatory extension with log burner, low maintenance garden and off street parking.

Offering ready to move into accommodation, this deceptively spacious home benefits from UPVC double glazing and gas fired central heating throughout and briefly comprises; to the ground floor, entrance porch, spacious living room, opening into the dining kitchen with range of integrated appliances, conservatory with garden access and log burner and guest WC.

To the first floor is a central landing, three well proportioned bedrooms (all of which currently take a double bed), en-suite shower room to the master and the house bathroom.

Externally, the front provides ample off street parking via the driveway and the rear is a pretty, low maintenance garden, great for enjoying BBQ's and social gatherings.

Early viewing essential and can be arranged via our office!

## Ground Floor

### Entrance Hallway

Entry to the front via glazed composite security door.

## Lounge

10'7" x 15'3" (3.23m x 4.66m)

A spacious and light room with UPVC double glazed window to the front, two radiators and opening into:

## Kitchen/Diner

27'0" x 12'3" (8.25m x 3.75m)

A modern kitchen fitted with a range of base and wall mounted units, complimenting work surfaces, tiling to splash back, inset composite sink, inset electric hob with extractor over, built in oven, integrated microwave, integrated washing machine, integrated dishwasher and space for fridge freezer. With ample space for family dining table to the front, UPVC double glazed window, radiator and access into:

## Conservatory

14'7" x 12'9" (4.47m x 3.90m)

Another spacious room to the rear with UPVC double glazed windows to the sides and rear, French doors opening out to the garden and feature log burner.

## Cloakroom

Situated at the base of the stairs, fitted with a low level WC, sink unit and radiator.

## First Floor

### Central Landing

With UPVC double glazed window to the rear and side. With access to first floor rooms and a storage cupboard.

### Bedroom One

16'0" x 10'0" (4.90m x 3.05m)

A generous double bedroom to the front with UPVC double glazed window, laminate flooring and radiator.

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### En Suite

With UPVC double glazed window to the side. Fitted with a three-piece suite in white, comprising shower cubicle, low level WC and sink set within vanity unit with storage. Full tiling to the walls and radiator.

### Bedroom Two

12'9" x 8'6" (3.90m x 2.61m)

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

### Bedroom Three

7'4" x 11'0" (2.26m x 3.36m)

To the rear with UPVC double glazed window, laminate flooring and radiator.

### Shower Room

With UPVC double glazed window to the rear. Fitted with a three-piece suite, comprising walk-in shower cubicle, low level WC and vanity sink unit with storage. With full tiling to the walls and radiator.

### Outside

To the front is a gravelled garden with planted hedges and shrubs and driveway providing off street parking.

To the rear, a low maintenance block paved garden, planted borders with shrubs and plants, shed and side storage.

### Council Tax Band

We have been advised the property is council tax band C, payable to Hull City Council.

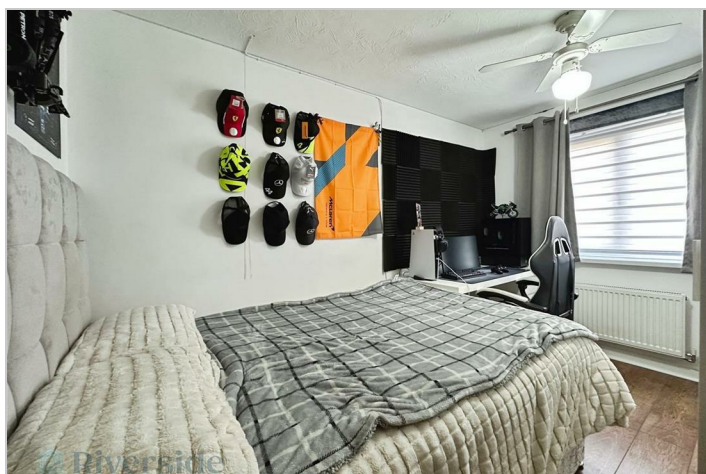
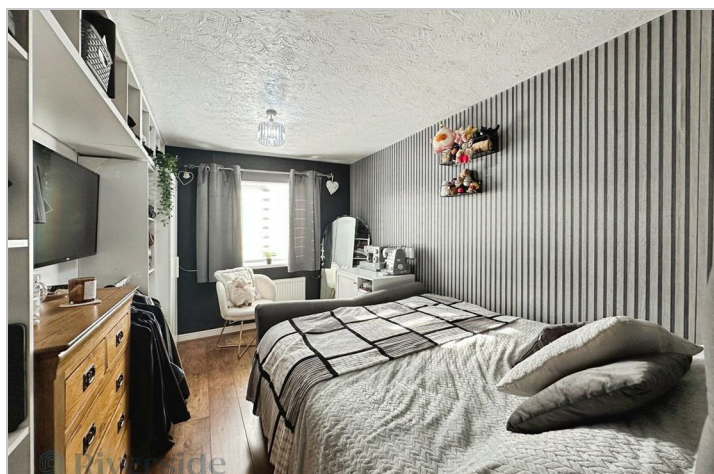
### ADDITIONAL INFORMATION

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



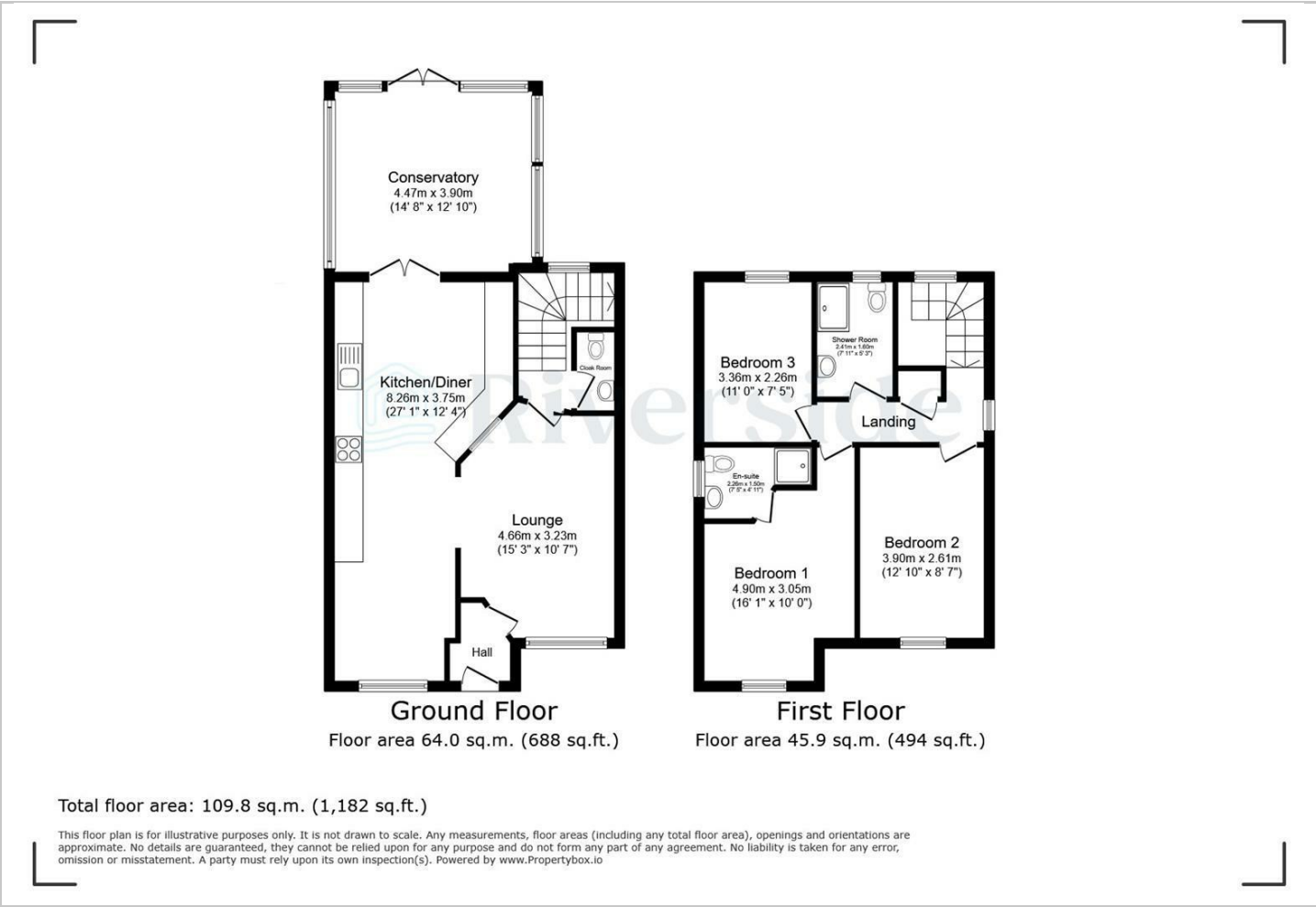
Hybrid Map



Terrain Map



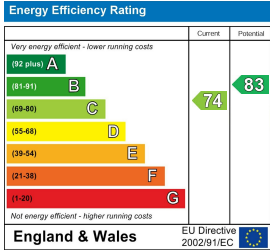
Floor Plan



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.