









Welcome to

Oxenhope Road, Hull

Situated in this highly desirable cul de sac, the property is in a quiet residential location with convenient access to the A1079.













Entrance Hall

Composite entrance door, velux style double glazed window to the side, two tall radiators, spotlights and access to the loft.

Lounge

12' 8" into bay x 21' 1" (3.86m into bay x 6.43m) Double glazed bay window to the front, log burner, coving to the ceiling and a radiator.

Kitchen

8' 11" x 21' (2.72m x 6.40m)

Fitted kitchen with a range of shaker style wall and base units, work surfaces, 5 ring Rangemaster gas cooker with extractor hood, stainless steel sink, integrated washing machine, integrated dishwasher, integrated dryer, integrated fridge freezer, spotlights, Karndean flooring, radiator, double glazed window to the rear and double glazed french style doors to the rear.

Bedroom 1

12' 2" x 17' 8" (3.71m x 5.38m)

Two double glazed windows to the rear, double glazed french style doors, two tall radiators and coving to the ceiling.

En-Suite

En-suite with shower with sliding door, low level W/C, vanity wash hand basin, underfloor heating, part tiled walls, extractor fan, spotlights and double glazed window to the side.

Bedroom 2

14' 2" x 8' 9" (4.32m x 2.67m)

Two double glazed windows to the side, radiator, coving to the ceiling and spotlights.

Bedroom 3

9' 10" x 11' 10" max (3.00m x 3.61m max) Double glazed window to the front, radiator, coving to the ceiling and spotlights.

Bedroom 4

9' 3" into cupboard x 9' 1" (2.82m into cupboard x 2.77m) Double glazed window to the side, radiator, coving to the ceiling and spotlights.

Bathroom

Bathroom with panelled bath and shower over, low level W/C, vanity wash hand basin, extractor fan, tiled walls, radiator and double glazed window to the side.

Front Garden

Driveway with space for multiple cars.

Rear Garden

Paved garden with wrap around lawned area to the rear, raised bed to the rear, two sheds, rear access to Haworth Park and fence surround.

Garage

31' 6" x 10' (9.60m x 3.05m)

Roller shutter door to the front and metal door to the side.





Welcome to

Oxenhope Road, Hull

- Stunningly Presented Throughout
- Lovingly Improved By Current Owners
- Fantastic Spacious Garden
- Ample Off Road Parking
- Rare Opportunity

Tenure: Freehold EPC Rating: C

offers in excess of

£320,000

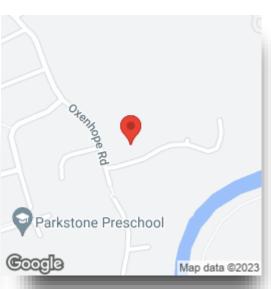
Directions to this property:

See below map for property location, for further information please contact the Residential Sales Team on 01482 447748.









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NEA118544



Property Ref: NEA118544 - 0007 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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