



**HEATING AND INSULATION**  
The property has gas-fired central heating and uPVC double glazing.

**SERVICES**  
All mains services are connected to the property. None of the services or installations have been tested.

**TENURE**  
Freehold. Vacant possession upon completion.

**COUNCIL TAX**  
Council Tax is payable to the Kingston-upon-Hull City Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'E' (verbal enquiry only).

**VIEWINGS**  
Strictly by appointment with the agent's Beverley office.



**£300,000**

**11 Oxland Drive,  
Saltshouse Road,  
Hull**



12 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

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**Dee Atkinson & Harrison**



## 11 Oxland Drive, Saltshouse Road, Hull, HU8 9EX

A superbly presented 4 bedroom detached house providing spacious family accommodation amounting to around 1267 square feet. The property has been much improved by the current owners and now offers very well appointed modern living including a fantastic dining kitchen with large island style breakfast bar. A really special opportunity to acquire a top notch modern detached property and an early viewing is essential to avoid disappointment.

This lovely property is neutrally presented throughout with the occasional darker tone creating real impact. Potential purchasers will be excited at the opportunity to acquire such a well presented property that is ready to move into. The spacious family accommodation amounts to around 1267 square feet and offers 3 double bedrooms (1 en suite) and a further good-sized single bedroom. On the ground floor there is a large and impressive dining kitchen, a living room and a spacious study. The accommodation benefits from gas fired central heating and uPVC double glazing. It comprises: an Entrance Hall, WC Cloaks, spacious Study, Living Room with feature contemporary fireplace and folding doors to the superb Dining Kitchen with a large island style breakfast bar as well as a range of appliances, and a Utility Room. To the first floor is a landing, Master Bedroom with an En Suite Shower Room, a further large Double Bedroom, another smaller Double Bedroom with fitted wardrobes, a single Bedroom and a House Bathroom with a stylish white suite. There are lawned gardens to the front of the house with a beech hedge bordering the pavement, a block paved driveway with space for a number of vehicles leads to a detached brick built single garage and there are further lawned gardens to the rear.

In summary, this property represents a good sized modern detached family house that is very well presented with a modern kitchen and sanitary ware. An internal inspection is essential to fully appreciate all that it offers so don't delay booking yours, but short of that, our 360 degree tour provides an excellent insight.



### LOCATION

The property is located just off Saltshouse Road on the eastern side of Sutton, so the eastern side of Hull. It is located in an area of more modern housing and the estate it is part of is positioned between Sutton Golf Course and Western Gails Park. Local amenities in the area include a number of pubs and local shops, Wilberforce 6th Form College and an Asda supermarket in nearby Bilton. The property provides good access to the city of Hull and East Yorkshire via the nearby A165.

### ACCOMMODATION

Entrance Hall - with stairs to first floor and marble style flooring.

WC Cloaks - with low flush WC and wash hand basin.

Living Room - a good sized room with a feature contemporary style fireplace, low level storage units, a window to the front and folding doors leading to..

Dining Kitchen - a spacious and stylish dining kitchen with a range of integrated appliances including a dishwasher, electric oven, gas hob and fridge freezer. There is a large island style breakfast bar with pendant lights over. The dining area has some feature panelling to one wall and there are French doors with glazing to either side providing lots of light. There is a further window to the rear as well as a 1.5 bowl sink and single drainer.

Utility Room - with a range of base and wall mounted units, plumbing for washing machine, sink and single drainer. Door to the side.

Study - a spacious study with a window to the front.

First Floor Landing - built in cupboard.

Master Bedroom - a good sized double bedroom with a window to the front.

En Suite Shower Room - with a three piece suite comprising shower unit, low flush WC with concealed cistern and wash hand basin.

Bedroom 2 - another good sized double bedroom with two windows to the front.

Bedroom 3 - a double bedroom with a window to the rear and fitted wardrobes.

Bedroom 4 - a single bedroom with a window to the rear.

Bathroom - with a 3 piece contemporary white suite comprising freestanding bath with shower attachment, low flush WC, wall hung hand basin with storage under and a low flush WC with concealed cistern.

### OUTSIDE

There are lawned gardens to the front of the property with a low beech hedge bordering the pavement. A block paved driveway with space for a number of vehicles leads to a detached brick built single garage with a pitched roof. There are further lawned gardens to the rear with a timber fence to the perimeter.

