



SYMONDS + GREENHAM

Estate and Letting Agents



68 Oxenhope Road, Hull, Yorkshire HU6 7BZ

Offers in the region of £315,000

SUBLIME FOUR BED DETACHED HOME - FINISHED TO A HIGH STANDARD - ATTRACTIVE GARDEN WITH LOVELY GARDEN ROOM

Symonds and Greenham are delighted to bring to the market this sublime, four bedroom detached home. Situated on Oxenhope Road off Beverley High Road, this property is ideally located for a wealth of local amenities with shops, supermarkets, cafes, bars and restaurants all within close proximity as well as highly thought of schools and transport links to the City Centre, Beverley and Kingswood. Inside, this property has been finished to an exceptionally high standard. You will find a large lounge, a kitchen/diner, a utility room, a conservatory and a WC downstairs, with four generous bedrooms, two ensuites and a family bathroom upstairs. Outside, the attractive rear garden has been wonderfully landscaped providing paved areas and an area of lawn. The property also benefits from a fantastic garden room with electric, currently used as a bar, there is also a garage and a drive providing parking for multiple vehicles.

DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

HALLWAY



LOUNGE

28'10 x 11'2 max (8.79m x 3.40m max)

An outstanding family room with excellent natural light.



DINING/KITCHEN

21'4 x 9'9 max (6.50m x 2.97m max)

With a range of eye level and base level units with complimenting work surfaces, an integrated oven, an integrated dishwasher, an integrated fridge, a sink and an integrated hob with an overhead extractor fan.



UTILITY ROOM

6'9 x 6'5 max (2.06m x 1.96m max)

With plumbing for a washing machine and space for a tumble dryer.



CONSERVATORY

10'4 x 10'8 max (3.15m x 3.25m max)

Another exceptional family room



WC

With a low level WC and a hand basin.



FIRST FLOOR

BEDROOM 1

19'2 x 11'4 max (5.84m x 3.45m max)

A truly impressive main bedroom with plenty of in built storage.



ENSUITE 1

With a low level WC, a hand basin and a bath with a shower attachment.



BEDROOM 2

12 x 9'9 max (3.66m x 2.97m max)

Another brilliant double bedroom.



ENSUITE 2

With a low level WC, a walk in shower and a hand basin.



BEDROOM 3

9'4 x 9'2 max (2.84m x 2.79m max)



BEDROOM 4

9'4 x 7'6 max (2.84m x 2.29m max)



BATHROOM

With a panelled bath, a hand basin and a WC.



DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

OUTSIDE

The property benefits from a drive way that provides parking for multiple vehicles, there is also a garage found at the bottom. The rear garden is wonderfully presented with paved areas and an area of lawn.



GARDEN ROOM

9'1 x 15'8 max (2.77m x 4.78m max)

An outstanding Garden Room currently used as a bar with electrics.



CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

DOUBLE GLAZING

The property has the benefit of double glazing.

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VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

TENURE

Symonds + Greenham have been informed that this property is Freehold

If you require more information on the tenure of this property please contact the office on 01482 444200.

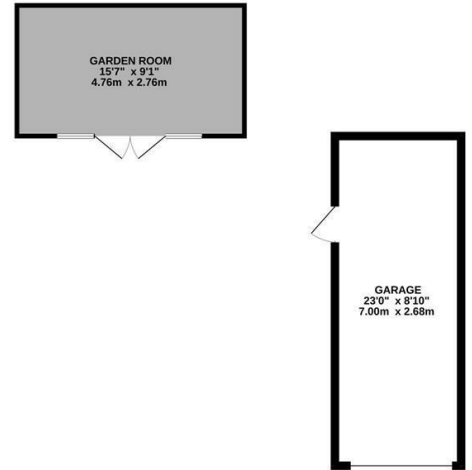
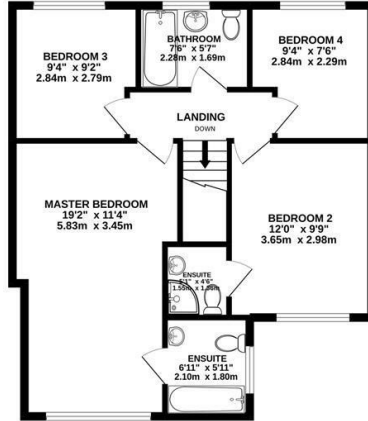
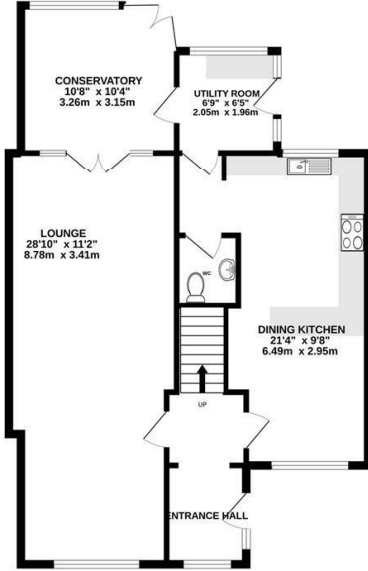
COUNCIL TAX

Symonds + Greenham have been informed that this property is in Council Tax Band D.

GROUND FLOOR
807 sq.ft. (75.0 sq.m.) approx.

1ST FLOOR
652 sq.ft. (60.6 sq.m.) approx.

OUTBUILDINGS
203 sq.ft. (18.8 sq.m.) approx.



TOTAL FLOOR AREA: 1138sq.ft. (105.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
69	82
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

