



14 Oak Hill

Willerby, Hull, HU10 6DH

Offers in the region of £370,000



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Summary

An exciting opportunity to acquire this spacious and beautifully presented FOUR BEDROOM detached executive home on this sought after small development, built by Peter Ward Homes.

Located just off Main Street, Willerby, the property sits within easy access for all local amenities, including Wolfreton School, a range of shops, and regular public transport links. Having been enjoyed by the same careful owners since new, this modern home offers ready to move into accommodation and is ready to be enjoyed by a new family.

Benefitting from gas central heating and UPVC double glazing, the property briefly comprises; to the ground floor, full hallway, spacious lounge, modern kitchen, separate dining room, downstairs WC and access to the integral garage.

To the first floor is a central landing, four well proportioned bedrooms, en-suite shower room to the master bedroom and the house bathroom with a three-piece suite.

Externally, off street parking is provided to the front, along with an open plan garden and the rear is enclosed and mainly laid to lawn with patio for seating.

Viewing essential and can be arranged via our office!

Ground Floor:

Entrance Hallway

A welcoming entrance to the front with fixed staircase leading to the first floor, access to the understairs storage cupboard.

Downstairs WC

With UPVC double glazed window to the side. Two piece suite having pedestal wash hand basin and low level WC. Radiator.

Lounge

16'11" x 10'4" (5.18 x 3.17)

With UPVC double glazed window to the front, feature fire surround with granite back and hearth incorporating a living flame gas fire, carpet flooring and radiator.

Breakfast Kitchen

17'5" x 9'4" (5.31 x 2.87)

With UPVC double glazed window to the rear and door to garden. Fitted with a range of gloss base and wall units incorporating drawers, wooden worksurfaces and splashbacks. 1 1/4 bowl sink unit with drainer, double electric oven with gas hob and extractor. Integrated dishwasher and fridge freezer. Radiator.

Dining Room

10'2" x 9'4" (3.11 x 2.87)

Sliding patio door to garden, carpet flooring and radiator.

First Floor:

Central Landing

With airing cupboard and loft access hatch.

Bedroom One

15'5" x 10'2" (4.72 x 3.12)

A double bedroom to the front with UPVC double glazed window, fitted wardrobes for storage, carpet flooring and radiator.

Tel: 01482 322411

En Suite

With UPVC double glazed window to the front. Fitted with a three-piece suite in white, comprising shower cubicle, pedestal sink and low level WC. Half tiling to the walls and radiator.

Bedroom Two

15'5" x 10'4" (4.72 x 3.17)

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

Bedroom Three

9'3" x 10'2" (2.82 x 3.10)

With UPVC double glazed window to the front, laminate flooring and radiator.

Bedroom Four

10'0" x 8'0" (3.05 x 2.45)

Also to the rear with UPVC double glazed window, built in wardrobes, carpet flooring and radiator.

House Bathroom

8'0" x 5'9" (2.46 x 1.77)

With UPVC double glazed window to the rear. Fitted with a three-piece suite in white; comprising, panelled bath with shower attachment over, pedestal sink and low level WC. Half tiled walls and radiator.

Outside

To the front of the property there is an open plan lawned garden. A private driveway provides off street parking for several vehicles and leads to the garage which has up & over door, power and light.

A gated entry to the side leads into the west facing rear garden which has patio area and lawned garden with planted borders.

Garage

Council Tax Band

We have been advised the property is council tax band E, 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



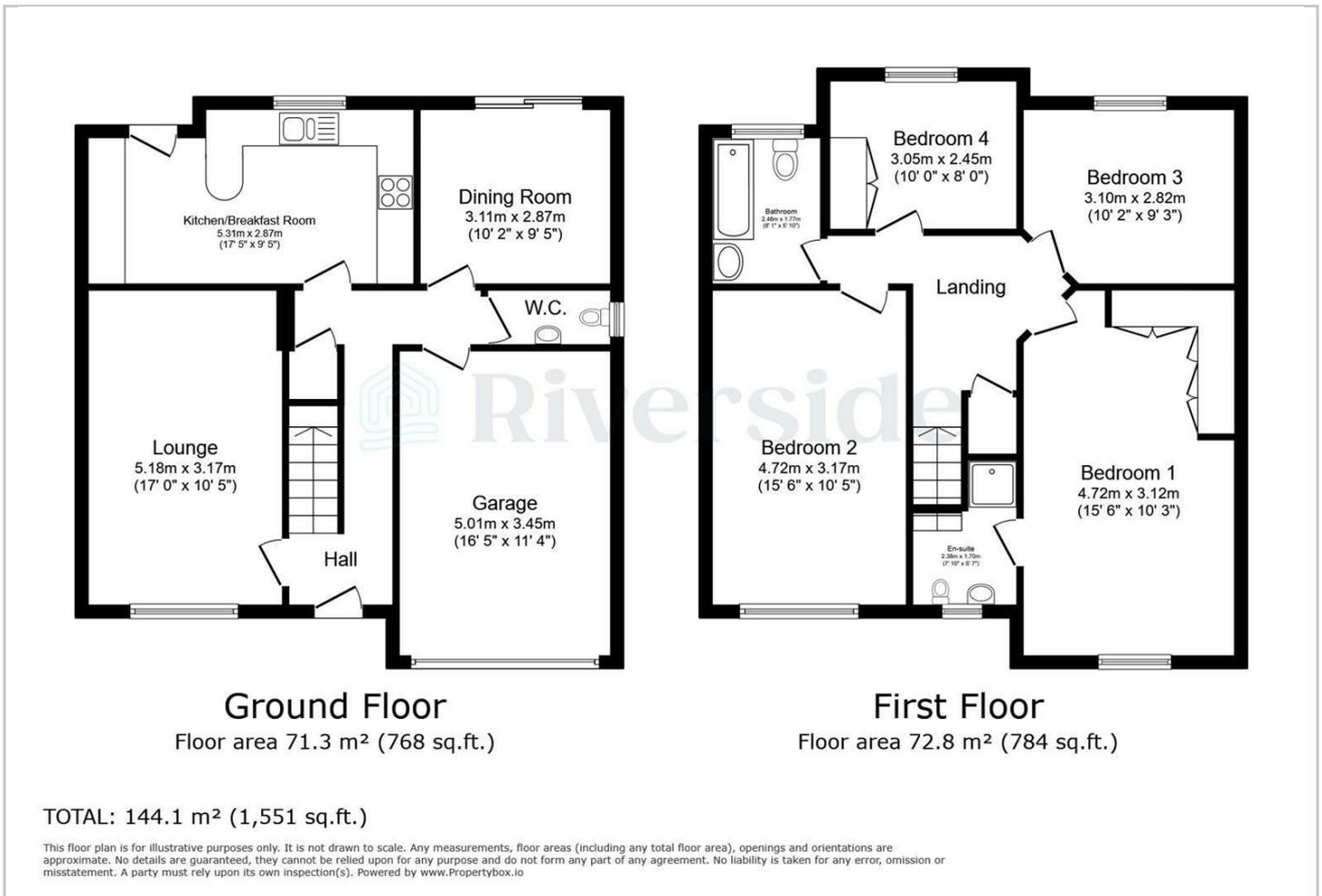
Hybrid Map



Terrain Map



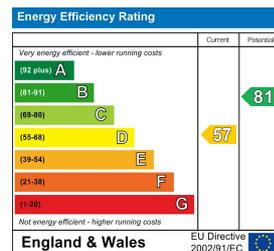
Floor Plan



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