



Oakdale Close Snaith DN14 9HL

£179,950

- Extended Semi House
- Four Bedrooms
- Full En Suite Bathroom
- Spacious Dining Kitchen
- Office & Lounge
- Garage & Gardens
- Popular Location
- EPC Rating C



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'...WE LOVE SELLING HOUSES' PROPERTY SUMMARY

Housesetc Snaith- Substantially extended semi detached house located within the ever popular historic town of Snaith. The property benefits from Upvc DG, gas combination boiler, driveway, garage and gardens. The accommodation comprises to the groundfloor: Spacious dining kitchen, inner hallway/utility, office and good sized lounge. To the first floor are four bedrooms, master with full en suite bathroom including shower and Jacuzzi bath, and modern house shower room. Viewing advised.

GROUND FLOOR ACCOMMODATION

ENTRANCE Upvc double front entrance door with double glazed opaque insert leads into

ENTRANCE LOBBY Having double central heating radiator, stairs rising to first floor accommodation. Internal door leads into

LOUNGE 22' 0 max" x 13' 3 max" (6.71m x 4.04m) With white Adam style fire surround incorporating marble effect back and raised hearth housing real flame coal effect gas fire, coving to the ceiling, two central heating radiators, useful under stairs storage cupboard, Upvc double glazed Georgian style bow window overlooking the front garden whilst Upvc double glazed Georgian style window overlooks the rear garden.

DINING KITCHEN 8' 4 max" x 17' 10 max" (2.54m x 5.44m) Fully fitted cottage style kitchen with a good variety of white wall and base units incorporating display shelving with timber effect door and drawer furniture, solid block effect work surfaces with coordinating ceramic splash back tiling and single bowl stainless steel sink with mixer tap, plumbing and space for automatic washing machine and dryer with space for range cooker and filter hood above (for sale by separate negotiation), stripped floorboard effect floor covering. Archway leads to dining area with panelled walls to dado rail height, twin ceiling mounted spotlight system, twin Upvc double glazed Georgian style windows with fitted

vertical blinds to the rear and Upvc rear door with double glazed opaque insert opens out into the rear. Doorway leads into

INNER HALLWAY/UTILITY AREA With flooring to match the kitchen and wall and base units to match kitchen with block effect works surfaces, wall mounted gas combination boiler, coving to the ceiling and recessed ceiling spotlights. Doorway leading into

OFFICE 7' 10" x 8' 9" (2.39m x 2.67m) With recessed ceiling spotlights central heating radiator, double glazed Georgian style window to the front and Upvc double glazed double doors opening out onto patio area.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING Enclosed staircase with painted timber handrail leads to landing providing access to roof void with useful over stairs storage cupboard and internal doors leading off.

BEDROOM ONE 16' 9" x 8' 9" (5.11m x 2.67m) Spacious master bedroom benefits from recess ceiling spot lights, coving to the ceiling, central heating radiator and Upvc double glazed Georgian style windows to both the front and side. Bi-fold door leads into



EN SUITE 4' 7" x 8' 9" (1.4m x 2.67m) Full en suite bathroom with modern white suite and mosaic style splash back tiling to three walls and ladder style towel radiator. Modern white suite comprising dual low level flush W.C., panelled Jacuzzi style bath with mixer tap, telephone style shower attachment and Monsoon shower attachment, pedestal wash hand basin, access to roof void and Upvc double glazed Georgian style opaque window to the rear.

BEDROOM TWO 10' 9" x 10' 2" (3.28m x 3.1m) Having central heating radiator and Upvc double glazed Georgian style window to the rear.

BEDROOM THREE 10' 10" x 9' 3" (3.3m x 2.82m) Third double bedroom benefits from fitted display shelving, central heating radiator and Upvc double glazed Georgian style window overlooking the front.

BEDROOM FOUR 6' 6" x 7' 0" (1.98m x 2.13m) Space saving bi-fold door from landing leads into bedroom four benefits from oak effect laminate wood flooring and fitted cabin bed with storage and three drawer storage unit and additional three drawer storage unit built in, central heating radiator and Upvc double glazed Georgian style window to the front.

HOUSE SHOWER ROOM 6' 5" x 6' 0" (1.96m x 1.83m) Good quality fully fitted shower room benefits from white ceramic tiles to three walls and good quality white suite incorporating dual low level flush W.C., pedestal wash hand basin with contemporary style mixer tap and independent step in shaped shower cubicle with mains fed shower, ladder style towel radiator and Upvc double glazed Georgian style opaque window to the rear.

EXTERNAL

FRONT A pillared brick built retaining wall with wrought iron pedestrian access gate leads to mature front lawned garden containing a good variety of mature shrubs and plants. To the side of the property is an additional mature lawned garden with attractively paved patio area and brick built retaining wall.

REAR To the rear a concrete driveway with additional gravelled parking area providing multi vehicle off street parking leads to oversized detached brick built garage with remote control up and over door and timber framed window to the side with person access door to the rear. The garage has the benefit of both power and light connected. Immediately behind the property is an additional paved patio area with outside security light and cold water supply.

The property has the benefit of Upvc double glazed windows, soffits and fascias throughout.

TENURE The vendor has advised us that the property for sale is Freehold, obviously this should be checked with your legal advisor prior to commitment to purchase.

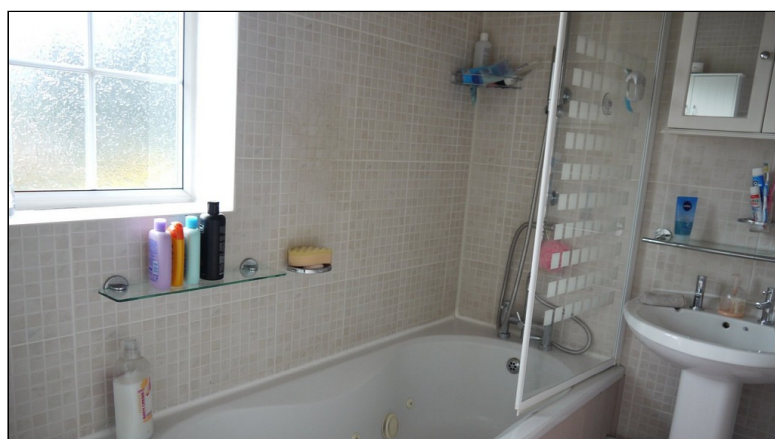
HEATING AND APPLIANCES The Heating and Appliances have not been tested by Housesetc.

We would recommend that all the information that we provide regarding this property is verified by yourself. We do not inspect deeds and therefore any references to right of way etc need to be confirmed.

LOCATION Leaving our office on Pasture Road turn left at the mini roundabout on to Centenary Road. Turn left on to A614 / Airmyn Road. Pass through 2 roundabouts and turn left at the next roundabout, remaining on A614. Follow through the village of Rawcliffe turn right at the mini roundabout on to A1041. Straight over the next mini roundabout on to A645 / Shearburn Terrace. Turn left onto Court Road, turn right onto The Parkway, turn right onto South Parkway, turn left into Oakdale Close where the property is on the right hand side and can be easily identified by our Housesetc for sale board.

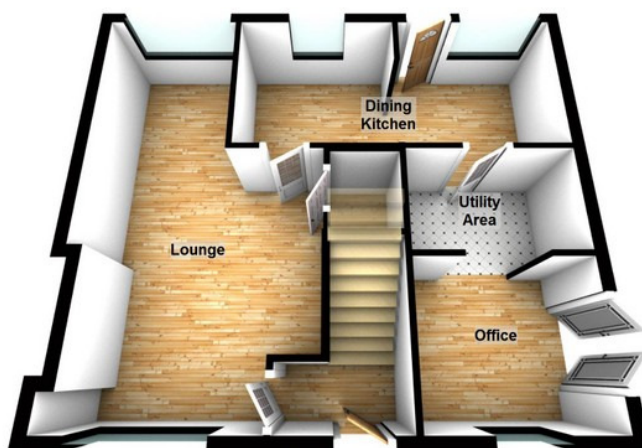
Council Tax: C





Ground Floor

Approx. 51.3 sq. metres (552.6 sq. feet)



First Floor

Approx. 51.8 sq. metres (557.8 sq. feet)



Total area: approx. 103.2 sq. metres (1110.5 sq. feet)

