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4 Ouse Way, Snaith, Goole, DN14 9TG

For Sale Freehold £450,000

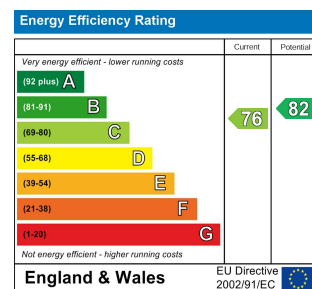
Located in the semi-rural, historic village of Snaith is this well-proportioned, five bedroom detached family home, nestled in a pleasant cul-de-sac location of nine detached properties and built in 2003 by Ben Bailey Homes. It has a dedicated study, providing that much sought after work from home space, three reception rooms, two en suite shower rooms plus four piece house bathroom, ample off road parking furthered by the integral double garage and enclosed rear garden.

On the ground floor, the property briefly comprises a large entrance hall, understairs storage cupboard, downstairs W.C, living room, study, dining room, kitchen with utility room off and integral double garage. The first floor landing leads to five bedrooms, with bedroom one and two boasting en suite shower rooms, and the four piece house bathroom/W.C. Outside to the front is a double block paved driveway providing off road parking for at least five vehicles leading to the integral double garage. To the side there is a pleasant lawned garden with paved pathway running through a cast iron gate accessing the enclosed rear garden. Within the rear garden there are two large paved patio areas, perfect for entertaining and dining purposes and overlooking an attractive lawned garden with pebbled edges, surrounded by timber panelled surround fences on all three sides.

Positioned to take advantage of village life, but within easy commuting distance of key city locations, the property is close to all local amenities such as shops, pubs, restaurants and schools rated highly by OFSTED. The area is also well served by a modern and well-regarded General Medical Practice and a choice of private and NHS dental practitioners.

Main bus routes run to and from Goole and Selby and the proximity of the M62 motorway and A19 means that Leeds and York both commutable, at around 40 minutes of driving time. Doncaster can be reached in 30 minutes, Hull and Sheffield in 50 minutes; the location is perfect for those looking to travel even further afield.

Offered to the market with no chain, only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



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IMPORTANT NOTE TO PURCHASERS

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES

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*your home may be repossessed if you do not keep up repayments on your mortgage



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ACCOMMODATION

ENTRANCE HALL

Composite front entrance door leads into the entrance hall with two UPVC double glazed frosted window panels to the side. Doors leading to the study, downstairs w.c., kitchen, dining room, understairs storage cupboard and living room. Staircase with handrail leads up to the galleried landing, coving to the ceiling, central heating radiator and fully tiled floor.

LIVING ROOM

13'1" x 21'7" (3.99m x 6.60m)

Two ceiling roses, coving to the ceiling, living flame effect gas fire on a marble hearth with marble matching interior and wooden decorative surround. Set of UPVC double glazed French doors leading out to the rear garden with windows either side. Two central heating radiators and walk in bay window with UPVC double glazed windows overlooking the front aspect.



STUDY

9'0" x 8'11" (2.75m x 2.73m)

UPVC double glazed window overlooking the front aspect, central heating radiator and a range of fitted Hammond furniture including a desk, drawers, cupboards and book shelves.

W.C.

4'1" x 4'9" (1.26m x 1.46m)

Low flush w.c., wash basin with mixer tap built into laminate work surface with vanity cupboards below, fully tiled floor, extractor fan and central heating radiator.

DINING ROOM

11'1" x 10'2" (3.39m x 3.10m)

Ceiling rose, coving to the ceiling, central heating radiator, walk in bay window with UPVC double glazed French doors leading to the rear garden with windows either side.



KITCHEN

9'10" x 16'4" (min) x 17'10" (max) (3.02m x 4.98m (min) x 5.45m (max))

Fully fitted with Wren wall and base units, quartz work surfaces and tiled splash backs with Bosch appliances: integrated double oven and grill with five ring gas hob and cooker hood over, integrated full size dishwasher and fridge/freezer. In addition, there is a 1 1/2 ceramic sink and drainer with chrome swan neck mixer tap, central heating radiator, fully tiled floor, UPVC double glazed windows to the rear and side and a door providing access to the utility room.

UTILITY

9'10" x 5'2" (3.02m x 1.60m)

Range of base units with quartz work surface over and tiled splash back above, 1 1/2 stainless steel sink and drainer, space and plumbing for a washing machine and space for a dryer. UPVC double glazed window overlooking the side aspect, composite side entrance door, fully tiled floor, chrome ladder style radiator and door providing access into the integral double garage.

DOUBLE GARAGE

18'11" (max) x 15'3" (min) x 16'11" (5.78m (max) x 4.65m (min) x 5.17m)

Electric up and over door to the front, power and light, steel racking to three walls of the garage and wall mounted combi condensing boiler housed in here.

FIRST FLOOR LANDING

Galleried landing with UPVC double glazed window overlooking the front elevation, central heating radiator, coving to the ceiling, loft access and doors providing access to five bedrooms, airing cupboard and house bathroom.

BEDROOM ONE

24'8" x 16'4" (max) x 13'7" (min) (7.54m x 4.98m (max) x 4.16m (min))

UPVC double glazed frosted window to the side with two further windows to the front elevation. Two central heating radiators, a range of Hammond fitted furniture and door providing access to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

6'9" x 8'2" (2.08m x 2.49m)

Three piece suite comprising curved corner shower cubicle with double glass doors and mixer shower within, wash basin with mixer tap built into vanity cupboards with laminate work surface and low flush w.c. Fully tiled floor and walls. Chrome ladder style radiator, extractor fan, inset spotlights to the ceiling, shaver socket point and UPVC double glazed frosted Velux window to the pitch sloping ceiling.

BEDROOM TWO

10'1" x 12'1" (3.09m x 3.7m)

Range of fitted wardrobes fitted by Hammonds and drawers, UPVC double glazed window overlooking the rear elevation, central heating radiator and door providing access into the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

3'9" x 8'3" (1.15m x 2.52m)

Three piece suite comprising larger than average shower cubicle with sliding door and mixer shower within, pedestal wash basin with chrome mixer tap and low flush w.c. Fully tiled walls, inset spotlights to the ceiling, extractor fan, UPVC double glazed frosted window overlooking the side elevation and chrome ladder style radiator.

BEDROOM THREE

8'0" (min) x 9'3" (max) x 12'9" (2.44m (min) x 2.84m (max) x 3.90m)

UPVC double glazed window overlooking the rear elevation, central heating radiator and Hammond built in wardrobes.

BEDROOM FOUR

9'6" x 10'2" (2.91m x 3.11m)

Range of fitted Hammond wardrobes, UPVC double glazed window overlooking the front elevation and central heating radiator.

BEDROOM FIVE

6'7" x 11'3" (2.01m x 3.44m)

Currently used as a second study. UPVC double glazed window overlooking the rear elevation and central heating radiator.

BATHROOM/W.C.

8'5" (min) x 10'8" (max) x 7'1" (2.58m (min) x 3.26m (max) x 2.17m)

Four piece suite comprising bath with centralised mixer tap, jacuzzi style jets and pull out chrome shower attachment, low flush w.c., wash basin with mixer tap built into laminate work surface with vanity cupboards below and larger than average shower cubicle with glass sliding door and mixer shower. Wall mounted shaver socket point, fully tiled walls and floor, chrome ladder style radiator, extractor fan, inset spotlights to the ceiling and UPVC double glazed frosted window overlooking the side elevation.



OUTSIDE

To the front is a large block paved driveway providing ample off road parking for five vehicles leading to the integral double garage. There is a pleasant lawned side garden with paved pathway leading round the side of the garage with low maintenance pebbled edges leading to a cast iron gate providing access into the enclosed rear garden. Within the rear garden there are two large paved patio areas, perfect for entertaining and dining purposes and an attractive lawned garden with pebbled edges, surrounded by timber panelled surround fences on all three sides. There is a large timber shed and water point connection under the kitchen window.



COUNCIL TAX BAND

The council tax band for this property is F.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS

To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.

EPC RATING

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