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ESTATE AGENTS

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5 Hob Cote Close, Oakworth,
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£275,000

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- INDIVIDUAL MODERN DETACHED HOUSE
- GARDEN STUDIO POD
- OFF ROAD PARKING

- TWO DOUBLE BEDROOMS
- SMALL ENCLOSED PATIO GARDEN
- EPC RATING B

SUMMARY

** A WELL PRESENTED, INDIVIDUAL MODERN DETACHED HOUSE, TWO DOUBLE BEDROOMS, OUTDOOR POD BUILDING, MODERN FITTED KITCHEN, OFF ROAD PARKING, SMALL ENCLOSED LOW MAINTENANCE PATIO GARDEN, INTERNAL VIEWING ADVISED, EPC RATING B **

FULL DESCRIPTION

Offered for sale is this well presented, individual two double bedroom detached house situated on this modern small development in the centre of this sought after village, convenient for local amenities. This well presented property offers living accommodation that could suit a variety of buyers and an internal viewing is advised. Briefly comprises -

Ground Floor - Entrance hallway, cloaks w.c., lounge with French doors opening to the patio garden, well appointed modern fitted kitchen with a range of wall and base units, integrated oven, induction hob, extractor, windows to the front and side elevations.

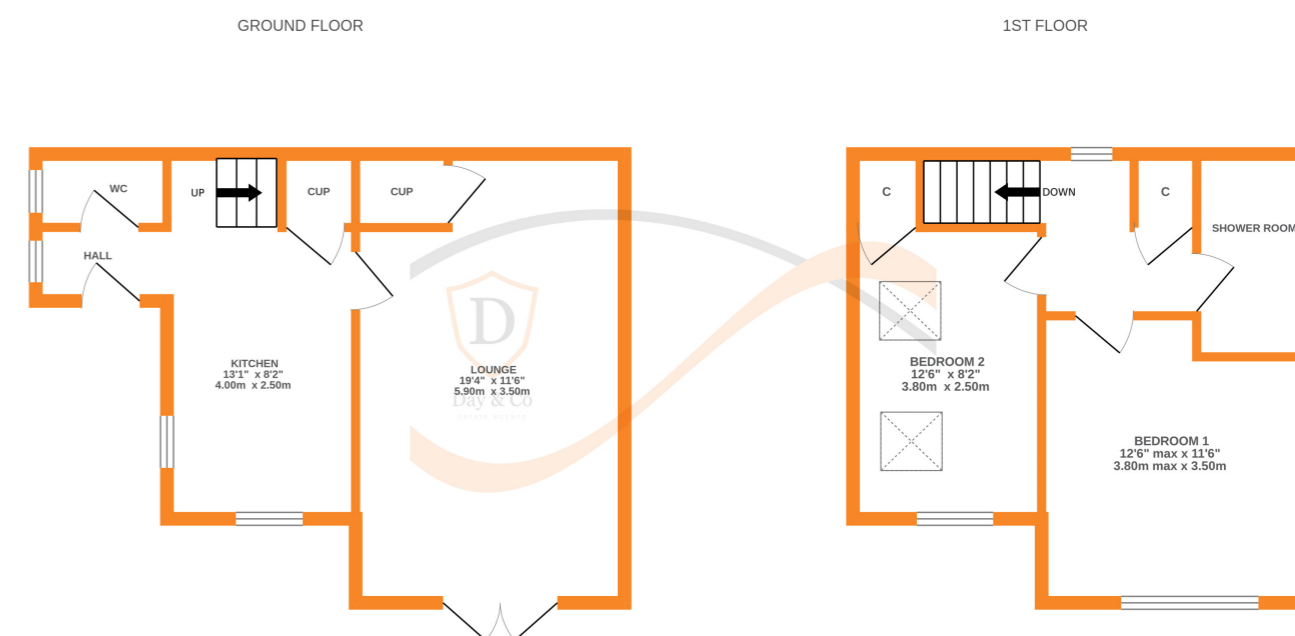
First Floor - Landing, two double bedrooms and a modern shower room that comprises of a walk in shower, w.c, vanity wash basin and window to the side.

Gas central heating and double glazing.

Outside: There is off road parking, an outdoor pod building which is split into two rooms. Completing outside there is a small low maintenance enclosed patio garden to the rear.

Hob Cote Close is situated in popular village of Oakworth, convenient for local amenities, which include a popular first school, park, mini supermarket, church and public house.

EPC Rating B.



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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