

Whitakers

Estate Agents



59 Ashdene Close, Hull, HU10 6LW

£260,000

Whitakers Estate Agents are pleased to introduce this immaculate semi-detached family home which is established on the sought after 'Ashdene Close' in Willerby, and enjoys close proximity to the range of local amenities, transport links and leisure facilities the village has to offer.

Externally to the front aspect, there is a paved driveway with the kerb lowered to accommodate off-street parking, and enhanced with a decorative planting area.

Upon entering, the resident is greeted by a welcoming entrance hall that incorporates a cloakroom, and built-in storage; the ground floor also boasts a spacious lounge, and fitted open plan kitchen / dining room.

A fixed staircase ascends to the first floor which constitutes four bedrooms - all of which are fitted, and a bathroom furnished with a modern three-piece suite.

French doors in the dining room open onto the rear garden which is partly laid to lawn, edged by well-stocked borders, and complimented with a paved seating area.

The residence also benefits from having a detached garden room, converted from the original garage to maintain a storage area, and ideal for those who wish to enjoy it as an additional recreation room or office space.

The accommodation comprises

Front external



Externally to the front aspect, there is a paved driveway with the kerb lowered to accommodate off-street parking, and enhanced with a decorative planting area.

Ground floor

Hall

UPVC double glazed door and side window, central heating radiator, under stairs storage cupboard, and carpeted flooring.

Cloakroom

UPVC double glazed window, central heating radiator, and partly tiled with carpeted flooring. Furnished with two-piece suite comprising vanity sink with mixer tap, and low flush W.C.

Lounge 11'5" x 17'6" (3.50 x 5.35)



UPVC double glazed bay window, UPVC double glazed window, central heating radiator, wall mounted electric fire, and laminate flooring.

Open plan kitchen / dining room 9'10" x 8'0" (3.00 x 2.46)



Dining room



UPVC double glazed French doors, central heating radiator, and laminate flooring.

Kitchen



UPVC double glazed window, and tiled flooring. Fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, plumbing for a washing machine, and integrated oven with extractor hood above, and dishwasher.

First floor

Landing

With access to the loft hatch, built-in storage cupboard, and carpeted flooring. Leading to :

Bedroom one 11'5" x 10'5" maximum (3.50 x 3.20 maximum)



UPVC double glazed window, central heating radiator, fitted wardrobes, and laminate flooring.

Bedroom two 10'0" x 8'4" (3.05 x 2.55)



UPVC double glazed window, central heating radiator, fitted wardrobes and cupboards / drawers, and laminate flooring.

Bedroom three 11'5" x 8'9" (3.50 x 2.69)



UPVC double glazed window, central heating radiator, fitted wardrobes, and laminate flooring.

Bedroom four 8'10" x 8'9" maximum (2.70 x 2.69 maximum)



UPVC double glazed window, central heating radiator, cupboards and drawers, and laminate flooring.

Bathroom



UPVC double glazed window, central heating radiator, and panelled to splashback areas with tiled flooring. Furnished with a three-piece suite comprising panelled bath with mixer tap and shower, vanity wash basin with mixer tap, and low flush W.C.

Rear external



French doors in the dining room open onto the rear garden which is partly laid to lawn, edged by well-stocked borders, and complimented with a paved seating area.

Additional features

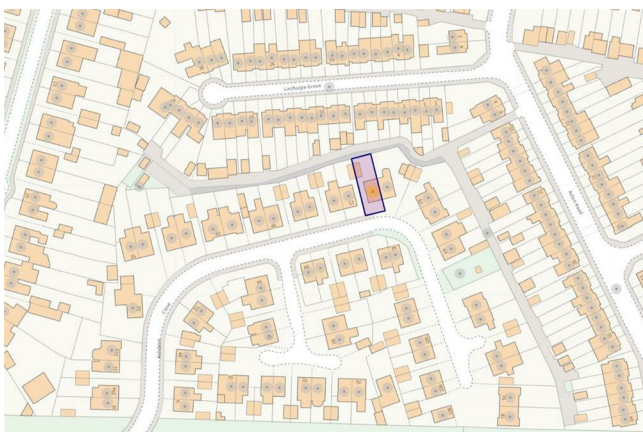


The residence also benefits from having a detached garden room, converted from the original garage to maintain a storage area, and ideal for those who wish to enjoy is as an additional recreation room or office space. There is also an outside tap.

Aerial view of the property



Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number -

WIB011059000

Council Tax band - D

EPC rating

EPC rating - D

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Ultrafast 10000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

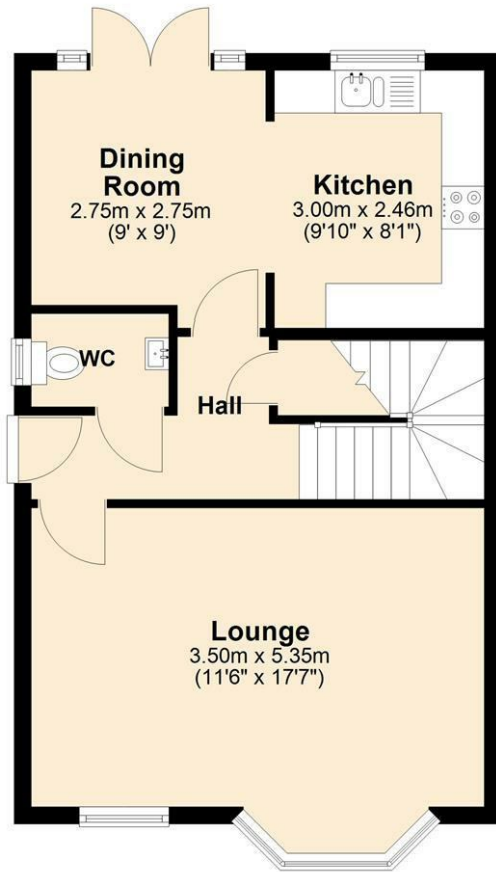
Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan

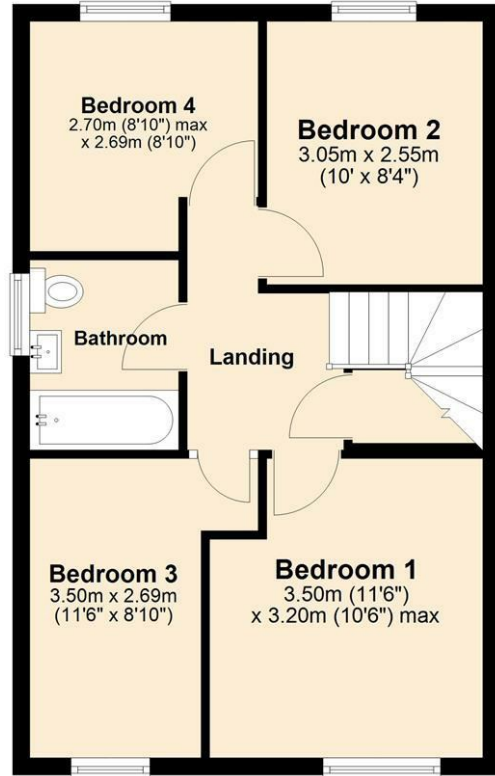
Ground Floor

Approx. 47.0 sq. metres (506.0 sq. feet)



First Floor

Approx. 45.7 sq. metres (491.9 sq. feet)

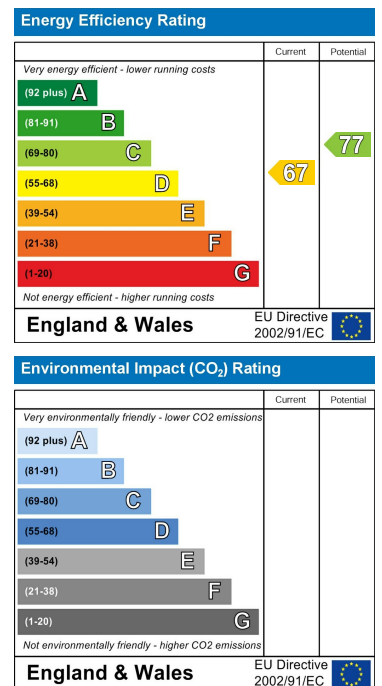


Total area: approx. 92.7 sq. metres (997.9 sq. feet)

Area Map



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.