Whitakers
Estate Agents









Ashdale Greville Road, Hedon, HU12 8DP

Guide price £585,000

LOCATION, LOCATION, LOCATION!! **GUIDE PRICE** £585,000 - £595,000***
RARELY AVAILABLE, SET WITHIN THE HEART OF THE HISTORIC MARKET TOWN OF HEDON, ADJOINING OPEN FIELDS AND COUNTRYSIDE!
Enjoying a secluding setting off a PRIVATE ROAD, between Bond Street & Greville Road. Welcome to ASHDALE, as the remote control timber gates open onto the PRIVATE DRIVEWAY, adorned with beautiful mature trees, just take a moment to admire this IMPRESSIVE DETACHED RESIDENCE, nestled within lovingly tended grounds. Offering generously proportioned, versatile accommodation arranged over FOUR LEVELS, including a LIFT to take you from the ground floor up to the second floor bedrooms.
Steps take you up to the front entrance door, opening to welcome you in to view this wonderful family home. The generously proportioned accommodation includes: A fabulous BREAKFAST KITCHEN with an adjoining UTILITY ROOM, ideal for the culinary member of the family with central ISLAND feature, perfect to gather round whilst creating culinary delights for the family.
There is a separate DINING ROOM and CONSERVATORY with ceiling lantern and double doors opening out to the PATIO and garden, creating a lovely space for entertaining family & friends.
Steps take you up to the comfortable LOUNGE with duel aspect picture windows, taking full advantage of the views over the gardens and beyond. There are FOUR bedrooms on the second floor with the PRINCIPLE BEDROOM having EN SUITE and adjoining DRESSING ROOM/ bedroom TWO. The lower level has been transformed into a BAR, adjoining the DOUBLE GARAGE that also doubles up to provide a dance floor, a wonderful, versatile space, ideal for family gatherings and celebrations. Outside there are lovingly tended wrap around GARDENS with beautiful mature trees adorning the boundaries with an array of shrubbery and colourful plantings and a sunny patio area, just beckoning to be explored.

Entrance & Hallway



Steps lead up to the front entrance door, opening to welcome you in to view the wonderful accommodation on offer. A stunning entrance hall with feature staircase taking you up to the first floor and doors opening to the ground floor accommodation. Laminate flooring and radiator.

Family Breakfast Kitchen 15'3" x 12'10" (4.65 x 3.92)



At the heart of this wonderful home is the family kitchen, ideal for the culinary member of the family, with central Island feature, creating a lovely space for family to gather and cook together. Incorporating a superb range of "Shaker Style" fitted units with complimentary quartz work surface and ceramic sink with mixer tap and drainer. Integrated appliances include: fridge freezer and dishwasher. Space for "Rangemaster Duel Fuel" cooker with stainless steel extractor hood above. (recently purchased to be included in the sale) Double glazed windows to three sides, laminate flooring, radiator and a door into the utility room.

Central Island Feature



Quartz work surface with seating below and an attractive brick style surround.

Utility Room 9'10" x 7'3" (3.0 x 2.21)

Useful utility with a range of fitted units to base and walls. Sink unit with mixer tap and drainer, plumbing for automatic washing machine and space for electric dryer. Double glazed window and door providing access to the gardens.

Dining Room 12'11" x 9'8" (3.96 x 2.97)



A light and airy room adjoining the conservatory, with views over the patio and gardens, perfect for entertaining family & friends. Double glazed window and doors providing access to the patio area.

Conservatory 13'9" x 9'3" (4.20 x 2.83)



A lovely addition to the property with double glazed windows to all sides and lantern roof, allowing ample light to flow through whilst enjoying the delights of the surrounding gardens, just lovely to relax and unwind after a long day.

Study & Lift 8'2" x 8'0" (2.50 x 2.44)

The study is well equipped and includes the LIFT that takes you up to the second floor bedrooms. Double glazed window and door to gardens.

Ground Floor W.C.



Fully tiled ground floor W.C. with low level toilet and wash basin. Radiator and double glazed window.

Gardens Around



First Floor Living Room 17'5" x 16'7" (5.31 x 5.06)



An elevated living room with duel aspect , picture windows to front and rear, taking full advantage of the beautiful views over the gardens and countryside beyond. Feature fireplace with inset "living flame" fire, lovely to cosy up to on those cold winter evenings.

Living Room Feature



Second Floor

Grounds



Principle Bedroom 32'9" x 12'10" (max) (10.0 x 3.92 (max))



A lavish principle bedroom, tastefully styled with wall panelling and feature fireplace, creating a lovely ambience to this room. Double glazed windows enjoy views over the grounds, whilst allowing ample light into the room, just lovely to wake up to in the mornings.

Principle Bedroom Feature



En Suite To Principle Bedroom 6'6" x 6'10" (2.0 x 2.10)



Fully tiled, with shower cubicle , low level W.C. and vanity unit housing the wash basin with useful storage cupboards below. Double glazed window and radiator.

Dressing Room/ Bedroom Two 10'9" x 8'5" (3.30 x 2.59)

A door opens from the principle bedroom into the dressing room with a range of fitted units and dressing table. There is a door from the hallway to provide versatility should you require this room to be used as a bedroom/nursery. Double glazed window and radiator.

Bedroom Two / Dressing Room 10'9" x 8'5" (3.30 x 2.59)



Currently used as the dressing room to the principle bedroom, there is a door from the hallway if you should require the room to be converted back to the fourth bedroom. Double glazed window and radiator. Door into principle bedroom.

Bedroom Three 11'0" x 9'8" (max) (3.37 x 2.97 (max))



A sumptuous double bedroom with vibrant wall covering. Double glazed window and radiator.

View of Garden From Bedroom



Bedroom Four 9'10" x 9'8" (3.02 x 2.97)



Bedroom three is currently used as a sitting room to the second floor and includes the LIFT from the ground floor , whilst visible in use it is invisible when it returns to the ground floor. Double glazed window and radiator.

Family Bathroom 8'5" x 7'5" (2.57 x 2.27)



Fully tiled with panelled bath and overhead shower. Pedestal wash basin and low level W.C. Double glazed window and radiator.

Lower Level Bar, Entertainment Room 17'5" x 16'7" (5.31 x 5.06)



Steps lead down from the ground floor to the basement where you will find a fully equipped bar, ideal for entertaining family & friends. Double glazed window and radiator. Door to garage.

Bar Feature



Double Garage 19'8" x 19'8" (6.0 x 6.0)
A double garage, fully boarded out with remote control up and over door providing vehicle access. The garage can be converted to provide additional entertainment space, ideal for family gatherings. Door to W.C.

Basement W.C.
Low level toilet and wash basin.

Workshop & Storage Unit
Large workshop fitted with ample electric sockets and double doors and a separate storage container.

Off Road Parking
Timber remote control gates open onto the driveway, providing ample off road parking space for several vehicles.

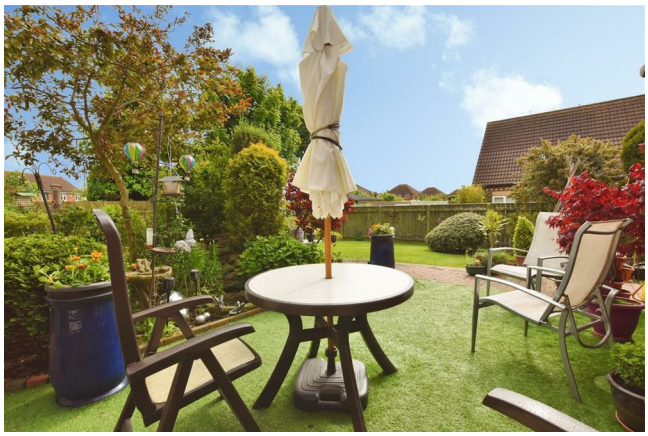
Gardens



Main Entrance to House



Patio



Tenure
Tenure is Freehold

Council Tax Band
East Riding of Yorkshire Council Tax Band E

EPC Rating
EPC rating C

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.

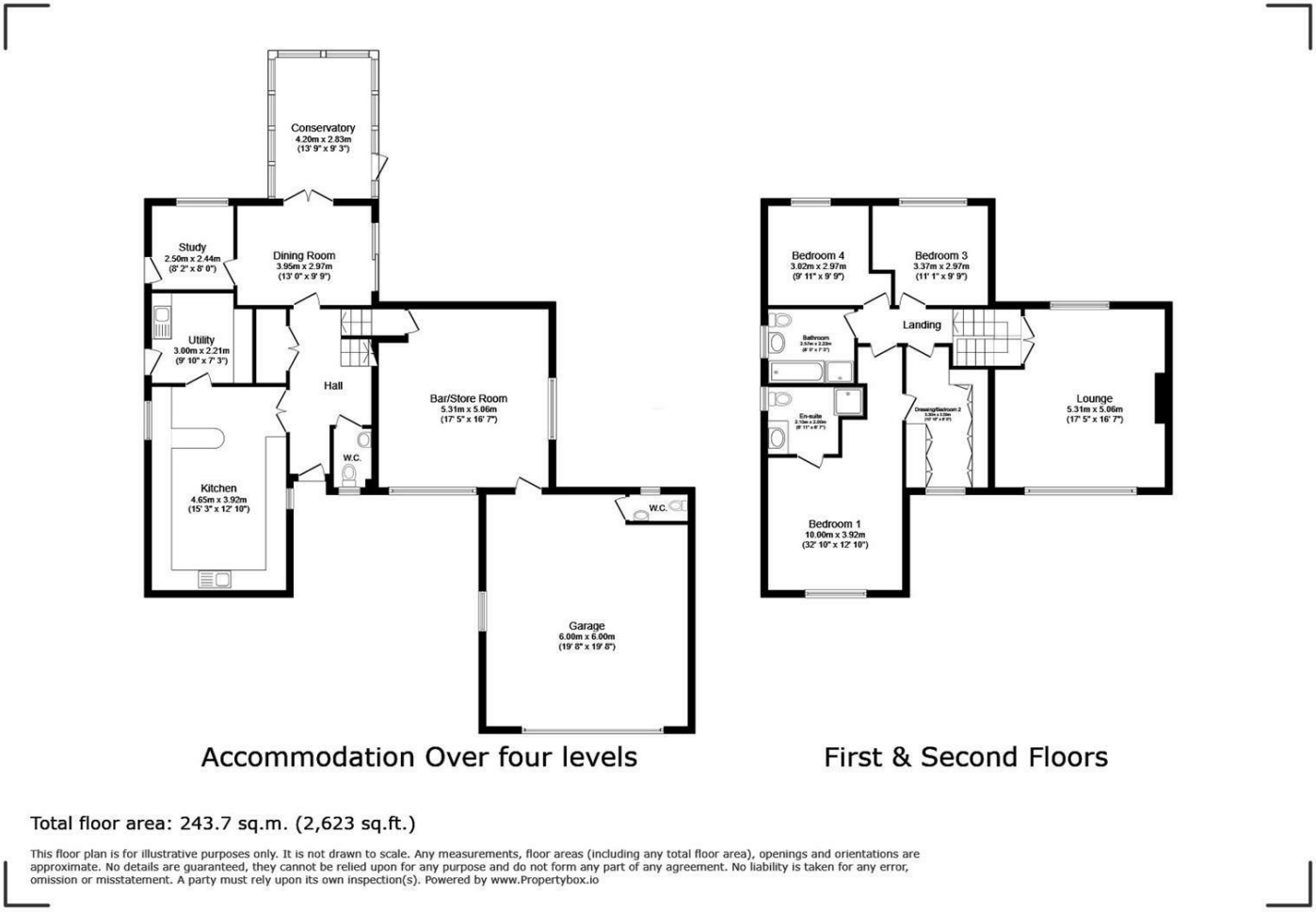
Material Information.
Construction - Brick under tiled roof
Conservation Area - Hedon
Flood Risk - Very Low
Mobile Coverage / Signal - EE/O2/Vodafone and Three all okay
Broadband - Ultrafast 10000Mbps
Coastal Erosion - No
Coalfield or Mining Area - No

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.

Offering On A Property
In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50 - the fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

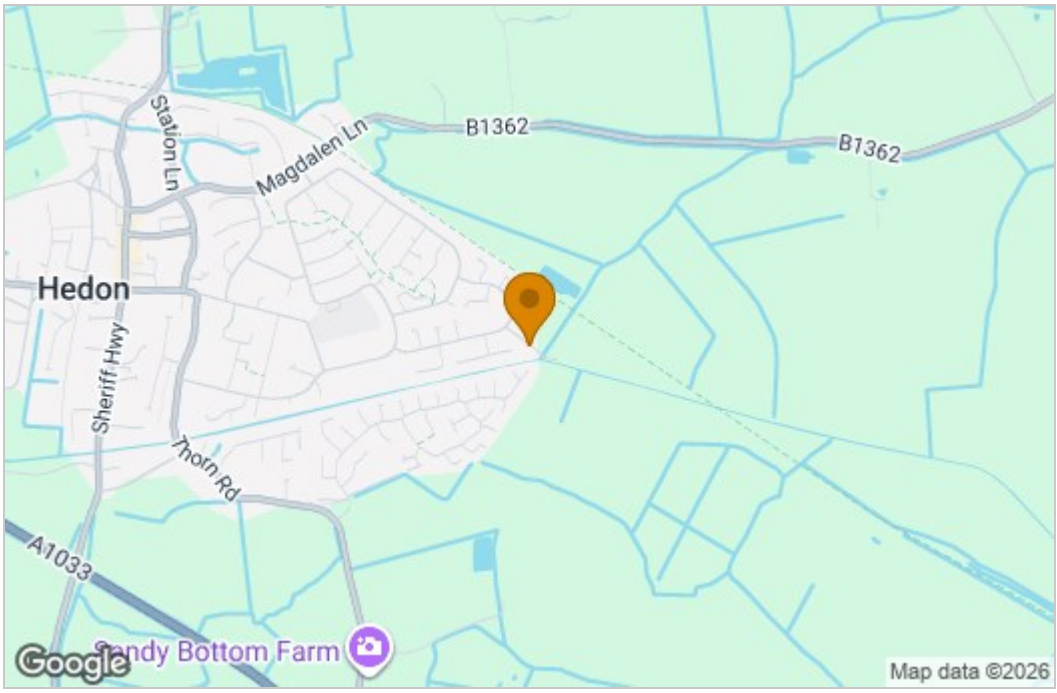
Floor Plan



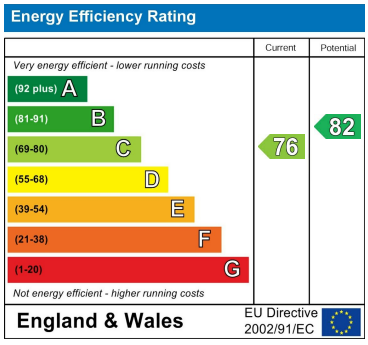
Total floor area: 243.7 sq.m. (2,623 sq.ft.)

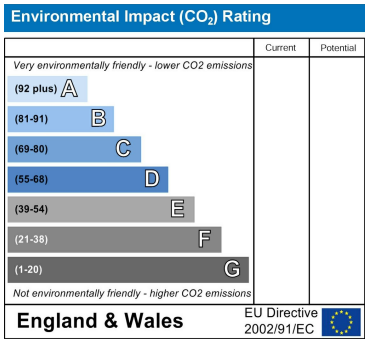
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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

3 St. Augustines Gate, HU12 8EU, Hedon, East Riding of Yorkshire, HU12 8EU
Tel: 01482 890111 Email: hedon@whitakers.co.uk https://www.whitakers.co.uk