



2 Ash Grove, Hull, HU11 5QE

£149.950

2 2 1 D

**\*\* CHAIN FREE, VERY GENEROUS GARDEN AND VIEWS OVER THE COUNTRYSIDE! \*\***

Situated in a sought-after village location, this two-bedroom terraced home offers a fantastic opportunity for buyers looking to add their own touch. While the property is in need of some updating, it boasts great potential with its spacious layout and generous outdoor areas.

The home features off-road parking for two vehicles, a large front garden, and a long rear garden arranged in three stages, providing plenty of space for outdoor enjoyment. Conveniently located near a bus stop, this property offers both a peaceful setting and easy access to transport links.

The floorplan briefly comprises; entrance hall, lounge, kitchen, ground floor bathroom and conservatory. To the first floor, two bedrooms and family bathroom, with access to boarded loft space.

Ideal for first-time buyers, investors, or those looking for a project, this home is not to be missed! Contact us today to arrange a viewing.

EPC: D  
Council Tax: A  
Tenure: Freehold

#### Front Garden

Grassed area and parking for two cars.

#### Entrance Hall

Entrance door, staircase to first floor, laminate flooring and radiator.

#### GF Bathroom

7'6" x 4'11" (2.31 x 1.5)

Window to side, pedestal hand wash basin, bath with shower over, W.C, partially tiled walls, extractor fan, vinyl flooring and radiator.

#### Lounge

13'8" x 12'9" (4.19 x 3.9)

Window to front, arch leading to kitchen. Understairs cupboard, coving to ceiling, laminate flooring and radiator.





#### **Kitchen**

16'9" x 8'10" (5.13 x 2.7)

Window to rear, a range of fitted wall and base units with complimentary work surfaces, stainless steel bowl sink with single drainer, built in electric hob and built in electric double oven. Space and plumbing for washing machine and dishwasher. Tiled flooring, part tiled walls, coving to ceiling and ceiling rose, electric heater.

#### **Rear Hall**

5'1" x 2'11" (1.55 x 0.9)

Heated towel rail and built in storage.

#### **Conservatory**

9'5" x 8'10" (2.89 x 2.71)

Window to side and rear, patio doors. Laminate flooring.

#### **First Floor Landing**

Staircase to loft space.

#### **Master Bedroom**

12'7" x 9'9" (3.85 x 2.98)

Window to front, built in wardrobes and large cupboard, laminate flooring, coving to ceiling and radiator.

#### **Bedroom 2**

9'1" x 8'8" (2.79 x 2.66)

Window to rear, built in wardrobes, laminate flooring and radiator.

#### **Loft Space**

17'1" x 11'5" (5.22 x 3.49)

Velux window to rear, built in storage, storage to eaves, laminate flooring and radiator.

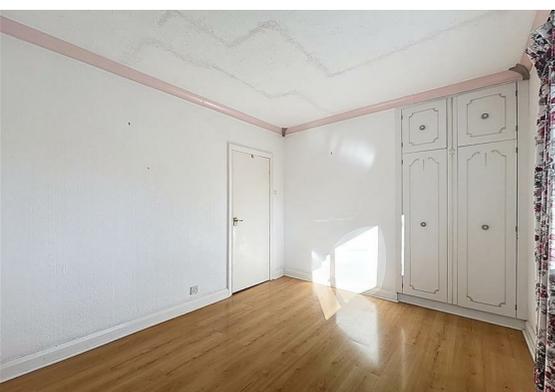
#### **Bathroom**

9'8" x 7'11" (2.97 x 2.42)

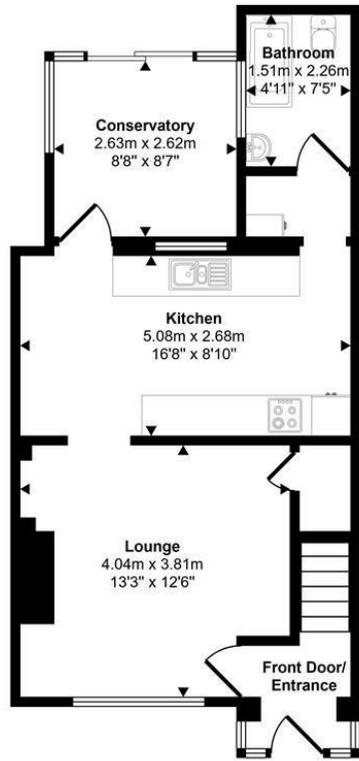
Window to rear, wash hand basin and bidet in vanity unit. Macerator toilet, tiled walls and flooring.

#### **Rear Garden**

Laid mainly to lawn with paved patio area, part fenced boundaries, planted borders, garden shed, pond, electrics. Slopes down and dike at rear.

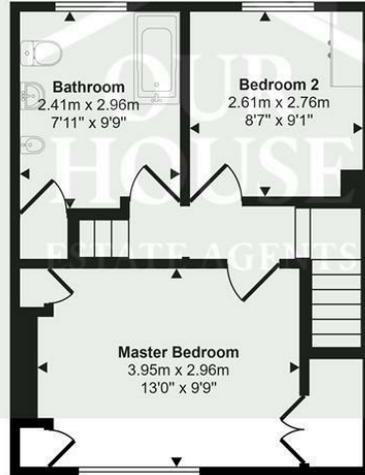


Approx Gross Internal Area  
103 sq m / 1112 sq ft

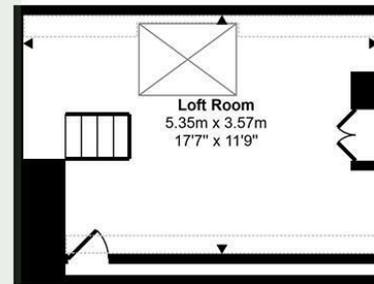


Ground Floor  
Approx 47 sq m / 509 sq ft

Denotes head height below 1.5m



First Floor  
Approx 35 sq m / 379 sq ft



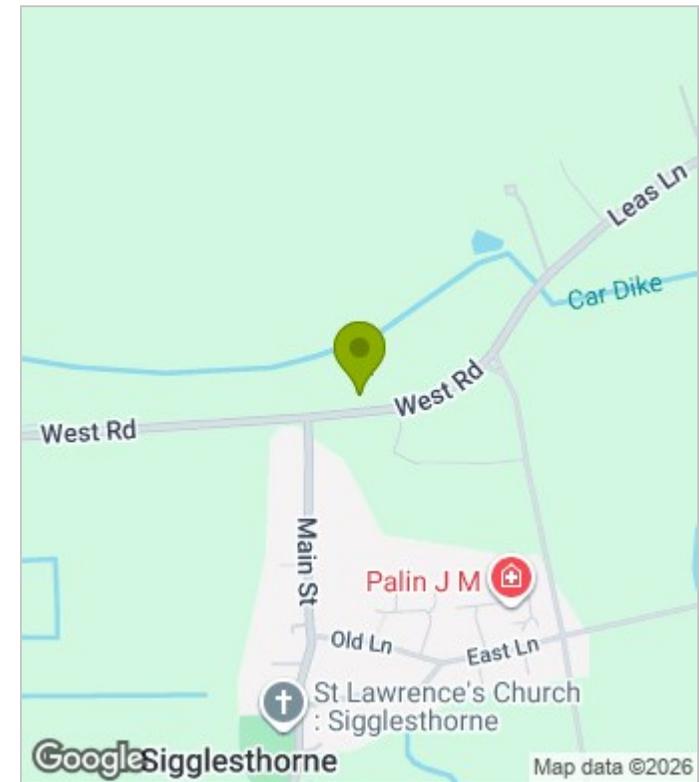
Second Floor  
Approx 21 sq m / 224 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Viewing

Please contact our Our House Estate Agents Office on 01964 532121 if you wish to arrange a viewing appointment for this property or require further information.

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.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Our House Estate Agents

20 Newbegin Hornsea, East Yorkshire, HU18 1AL

T. 01964 532121 | E. office@ourhouseestateagents.co.uk