

Whitakers

Estate Agents



84 Ashdene Close, Hull, HU10 6LF

Offers Over £210,000

Beautifully presented modern semi-detached property situated in a popular residential location within the Village of Willerby in close proximity to an abundance of local shopping and recreational facilities together with primary and secondary schools and excellent transportation links.

The well proportioned accommodation briefly comprises: entrance hall, lounge and fitted dining kitchen to the ground floor with three bedrooms - two of which are double in size and a well appointed shower room to the first floor.

There are low maintenance gardens, a private driveway and single garage.

The property benefits from having Upvc double glazing and gas fired central heating.

An internal viewing is highly recommended.

Council Tax Band 'C'.

The Accommodation Comprises

Front External



Ground Floor

Entrance Hall



An external composite entrance door with two obscured and decoratively leaded double glazed panel inserts leads into the entrance hall. Having a central heating radiator, a wall mounted consumer unit, a Upvc double glazed window to the side elevation, a wood effect laminate finish to the floor and where a flight of stairs lead to the first floor accommodation.

Lounge 16'5" (not including bay to 19'0") x 11'8" (5.02m (not including bay to 5.81m) x 3.58m)



Having a Upvc double glazed bay window to the front elevation, a central heating radiator, a built-in understairs storage cupboard, coving to the ceiling and a wood effect laminate finish to the floor.

Dining Kitchen 15'0" x 8'6" (4.59m x 2.60m)



Being fitted with a range of units in a cream finish with brushed steel effect fittings comprising: wall mounted eye-level units, drawers and base units

with a complementary fitted wood effect worksurface over which extends to create a splashback finish to the walls and incorporates a composite sink and drainer unit with mixer tap. There is an integrated oven, induction hob with a stainless steel extractor canopy hood above, plumbing for an automatic washing machine, space for a larger style fridge freezer, a central heating radiator, coving to the ceiling, a Upvc double glazed window to the rear elevation and Upvc double glazed 'French' doors leading onto the rear garden. Concealed within a wall mounted eye-level unit is the 'Ideal Classic' boiler.

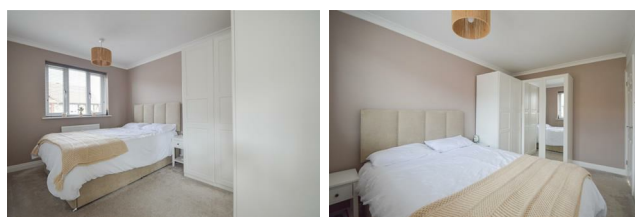
First Floor Accommodation

Landing



Having a Upvc double glazed window to the side elevation, a loft hatch access to the ceiling and a built-in airing cupboard which houses the water cylinder.

Bedroom One 13'1" (maximum) x 8'4" (4.00m (maximum) x 2.55m)

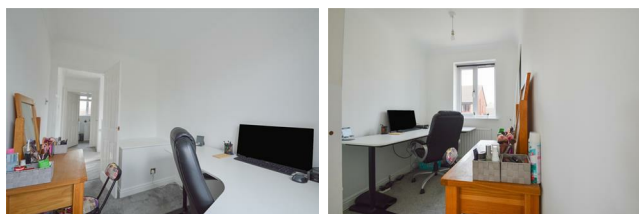


Having a central heating radiator, a Upvc double glazed window to the front elevation and coving to the ceiling.

Bedroom Two 12'1" x 8'4" (3.69m x 2.55m)

Having a central heating radiator, a Upvc double glazed window to the rear elevation and coving to the ceiling.

Bedroom Three 9'9" x 6'4" (2.98m x 1.95m)



Having a central heating radiator, a Upvc double glazed window to the front elevation and coving to the ceiling.

Shower Room 6'4" x 5'6" (1.94m x 1.70m)



Being fitted with a three piece suite in white comprising: double size shower with fixed glazed side screen and a mains shower with twin head attachments - one of which is Rainfall style, a vanity wash basin with mixer tap and fitted cabinet below and a low level W.C. suite with push flush. There is a chrome effect vertical ladder style radiator, an extractor fan unit and a Upvc obscured double glazed window to the rear elevation. To the floor there is a wood effect vinyl finish. The walls to the shower area are covered in mermaid boarding and tiled to the remaining walls.

External



There are areas laid to decorative aggregates and paved pathways leading to the front and side of the property. A side gate gives access to the enclosed rear garden which has areas laid to artificial lawn and paved patio seating with timber fencing to the boundaries and a timber gate to the rear boundary.

Private Driveway And Garage

To the rear of the property, there is a private driveway leading to a single garage with up and over door and light and power supply,

Tenure

The Tenure of this property is Freehold.

Council Tax Band

Council Tax Band 'C'.

Local Authority - East Riding of Yorkshire.

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.

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.

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.

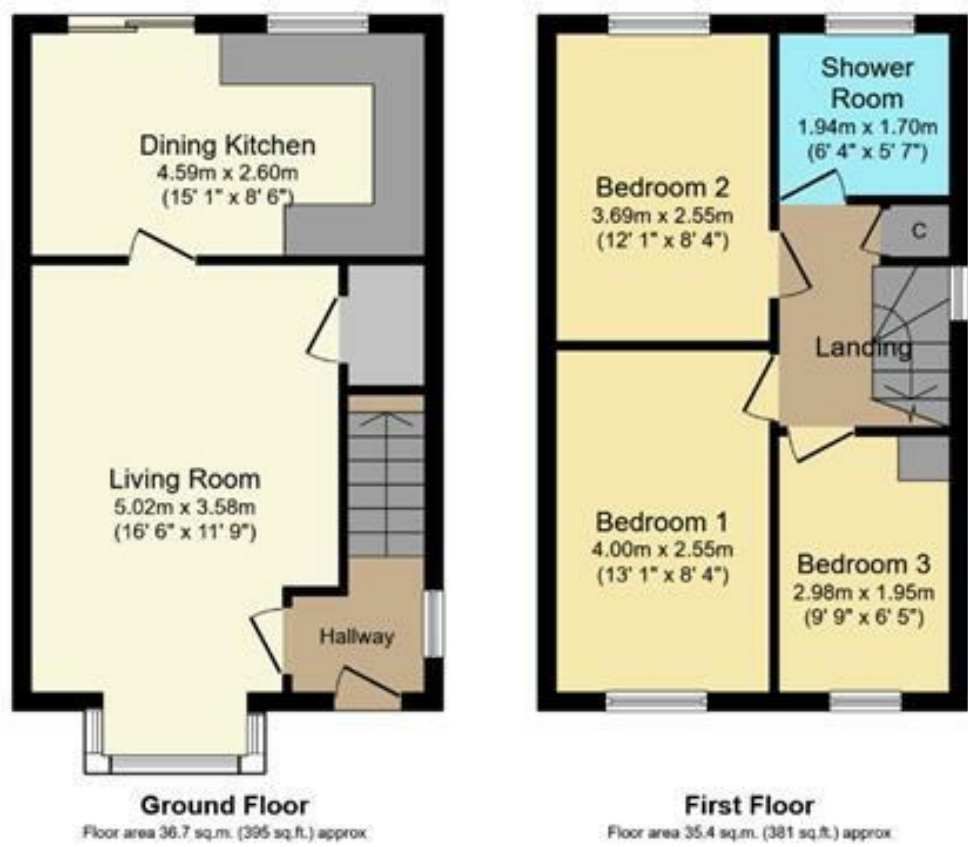
We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

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

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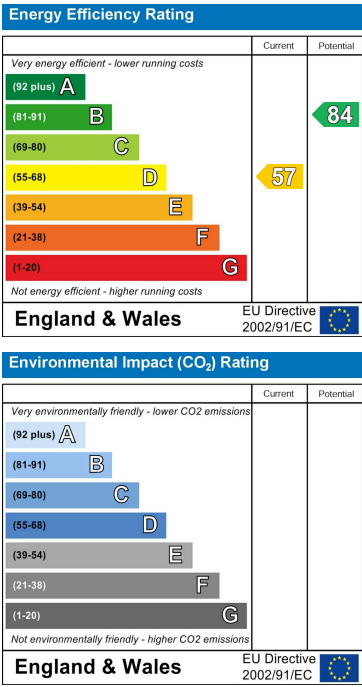
Total floor area 72.1 sq.m. (776 sq.ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Area Map



Energy Efficiency Graph



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