

# Whitakers

Estate Agents



8 Ashgate Road

Willerby, Hull, HU10 6HN

Offers Over £315,000



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## Description

### The accommodation comprises:

An outstanding five bedroom semi detached family home, extended and remodelled to provide spacious and versatile modern accommodation.

The property is located in a sought after part of Willerby with excellent school catchments and a wide range of local amenities and facilities and is set in gardens to the front side and rear with three entertaining zones. Comprises entrance porch, hallway, cloakroom, lounge, snug/ reception room, a superb living dining kitchen with a range of modern units with integrated appliances and a separate utility room.

On the first floor there are five bedrooms - master with en-suite and the family bathroom. Viewing highly recommended.

### Entrance porch

Upvc double glazed sliding doors. Leads to:

### Hallway

Upvc double glazed entrance door and window, covered central heating radiator, wooden flooring, coved ceiling and staircase to landing off.

### Cloakroom

Central heating radiator, low flush WC, vanity wash basin, extractor fan, downlighters and an automatic light.

### Lounge

19'7" x 12'1" (5.98 x 3.70)

Upvc double glazed bow window, central heating radiator, coved ceiling and sliding doors leading to the dining area.

### Snug

10'8" x 9'11" maximum (3.26 x 3.03 maximum)

Upvc double glazed bow window to the front elevation with an additional side window and side doorway leading to the gardens, central heating radiator, space for a log burner (not installed) and pre wired for a sound system with pre wired HDMI cabling.

### Living dining kitchen

29'1" x 10'0" maximum (8.88 x 3.06 maximum)

Featuring very wide sliding doors leading to the decking and garden beyond as well as a further Upvc double glazed window to the kitchen area, central heating radiators, wooden flooring and a wide range of fitted grey gloss style units with complimenting worktops and splash backs, inset sink unit, a comprehensive range of integrated appliances including a double oven, inset hob, concealed extractor fan, fridge freezer, dish washer and a wine cooler.

### Utility room

Upvc double glazed entrance door and window, central heating radiator, fitted with a range of base wall and larder units with fitted work surfaces and tiled splash backs, inset single drainer sink unit, plumbed for an automatic washing machine, downlighters and an extractor fan.

### Landing

Access to the boarded loft which also houses the gas central heating boiler and a storage cupboard.

### Master bedroom

15'8" x 10'8" (4.80 x 3.27)

Upvc double glazed window, central heating radiator, coved ceiling and fitted wardrobes.

### En suite shower room

Tiled walls, towel rail central heating radiator and fitted with a three piece suite comprising shower cubicle, vanity wash basin and a low flush WC.

### Bedroom 2

14'5" x 9'1" maximum (4.40 x 2.78 maximum)

Upvc double glazed window, central heating radiator and a coved ceiling.

### Bedroom 3

9'11" x 8'4" (3.03 x 2.56)

Upvc double glazed window, central heating radiator and a coved ceiling.

#### Bedroom 4

13'6" x 8'9" maximum (4.12 x 2.69 maximum)

Upvc double glazed window, central heating radiator, coved ceiling and fitted wardrobes.

#### Bedroom 5

13'2" x 7'3" maximum (4.02 x 2.22 maximum)

Upvc double glazed window, central heating radiator, coved ceiling and fitted wardrobes.

#### Bathroom

Upvc double glazed window, towel rail central heating radiator, partially tiled and fitted with a three piece suite comprising panelled bath with a mixer shower over, wash stand and basin and a low flush WC, coved ceiling with down lighters and laminate flooring.

#### Gardens

To the front of the property there is a lawned garden with a boundary wall and hedge as well as a resin driveway. At the side of the property there is a great entertaining area with a boundary fence, resin path and a paved patio together with an artificial lawn. At the rear of the property there is a further lawned garden with well stocked mature borders with decking adjacent to the property and a further patio at the rear. External water supplies, lighting and power are laid on.

#### 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.

#### 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 contact. 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.



## Road Map



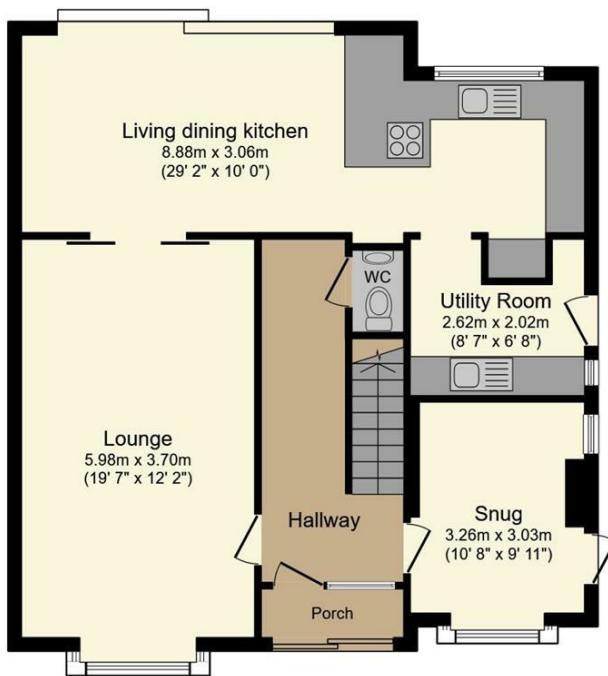
## Hybrid Map



## Terrain Map

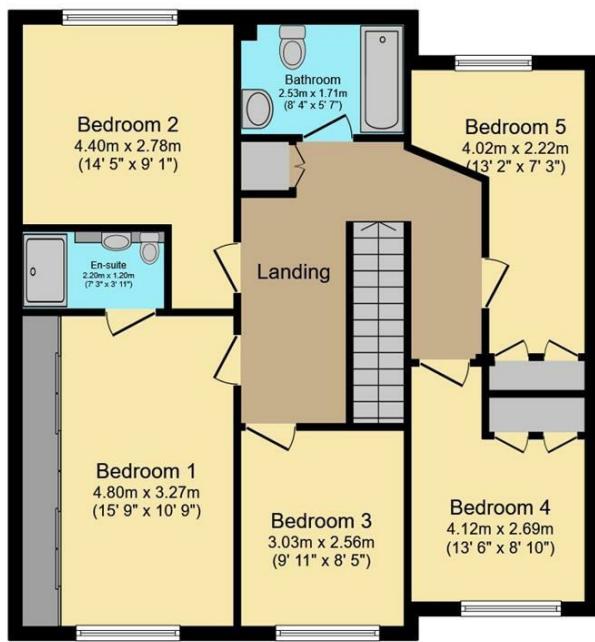


## Floor Plan



### Ground Floor

Floor area 78.9 sq.m. (849 sq.ft.) approx



### First Floor

Floor area 77.8 sq.m. (837 sq.ft.) approx

Total floor area 156.7 sq.m. (1,686 sq.ft.) approx

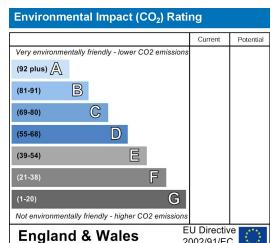
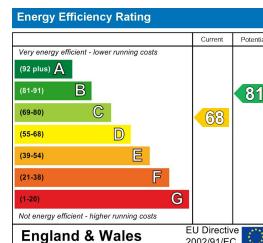
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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## Viewing

Please contact our Whitakers Estate Agents - Anlaby Office Office on 01482 657657 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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