

Whitakers

Estate Agents



12 Ashgate Road

, Willerby, HU10 6HN

£279,950



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The Accommodation Comprises

Entrance Porch

A side facing Upvc entrance door with a double glazed panel insert and matching side lights leads into the Entrance Porch. A further Upvc inner entrance door with a double glazed panel insert leads into the Inner Entrance Hallway.

Inner Entrance Hallway

Having a central heating radiator, telephone point, built-in storage cupboards and an access to the roof void via a loft hatch to the ceiling with fitted pull down loft ladder. The roof void itself is partially boarded and houses the combination boiler.

Kitchen

14'11" x 8'10" (4.55 x 2.69)

Being fitted with a comprehensive range of modern units in a cream gloss finish comprising; wall mounted eye-level units, drawers and base units with a light ash coloured complementary fitted work surface over incorporating a one and a half bowl sink and single drainer sink unit with mixer tap over. There is an integrated double oven, halogen hob with concealed extractor canopy above. There is a central heating radiator. To the walls there is a light ash coloured wood style splashback finish and to the floor is laid with wood laminate.

Utility Area

7'5" x 3'10" (2.26 x 1.17)

Having plumbing for an automatic washing above which is a fitted work surface and wall mounted eye-level units. To the walls there is a tiled splash back finish and to the floor there is an Amtico tiled finish. There is a Upvc double glazed window and a Upvc double glazed entrance door to the rear elevation.

Dining Room

15'9" x 8'0" (4.80 x 2.44)

Having a Upvc double glazed window and a wall mounted electric heater.

Lounge

17'3" x 11'9" (5.26 x 3.58)

The focal point of the room being the feature fireplace with beech effect surround, marble effect back and hearth and inset 'Living Flame' gas fire. There are two central heating radiators and a Upvc bay window to the front elevation.

Bedroom One

18'6" x 9'10" (5.64 x 3.00)

Being fitted with a comprehensive range of modern units in a high gloss finish of contrasting monochrome colours comprising; wardrobes, high level cupboard, drawer units and bedside drawers. There is a central heating radiator and a Upvc double glazed bow window to the front elevation.

Bedroom Two

12'10" x 9'6" (3.91 x 2.90)

Having two central heating radiators and being open plan into the Conservatory.

Conservatory

8'8" x 7'10" (2.64 x 2.39)

Being of Upvc double glazed and brick construction with two central heating radiators and 'French' doors leading onto the rear gardens.

Shower Room

8'10" x 6'3" (2.69 x 1.91)

Being fitted with a modern three piece in white comprising; a double shower enclosure with curved

glazed screen, vanity wash basin and low level w.c suite with a concealed cistern and push flush set within a range of fitted beech effect cabinets, drawers and cupboards with central mirror with illuminated pelmet lighting above. There is a heated chrome ladder style radiator, a further central heating radiator and two Upvc obscured double glazed windows to the rear elevation. The walls and floor are fully tiled and to the ceiling there are recess spotlights.

External

The property is situated on a corner plot and as such has gardens to three sides. To the front of the property there is a private brick block paved driveway providing off street parking for several vehicles which leads to a side garden with low brick wall surround and having shrubbery planting and areas laid to decorative aggregates. To the side of the property there is an enclosed garden which is mainly laid to lawn with shrubbery planting to the borders, whilst to the rear there are areas laid to decorative aggregates interspersed with decorative paving stones, plus a lawned area with shrubbery to the borders, a garden store shed, greenhouse and outside water tap with timber fencing to the boundaries.

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.

Council Tax

Local Authority - East Riding Of Yorkshire
Band - C

Tenure

Freehold



Road Map



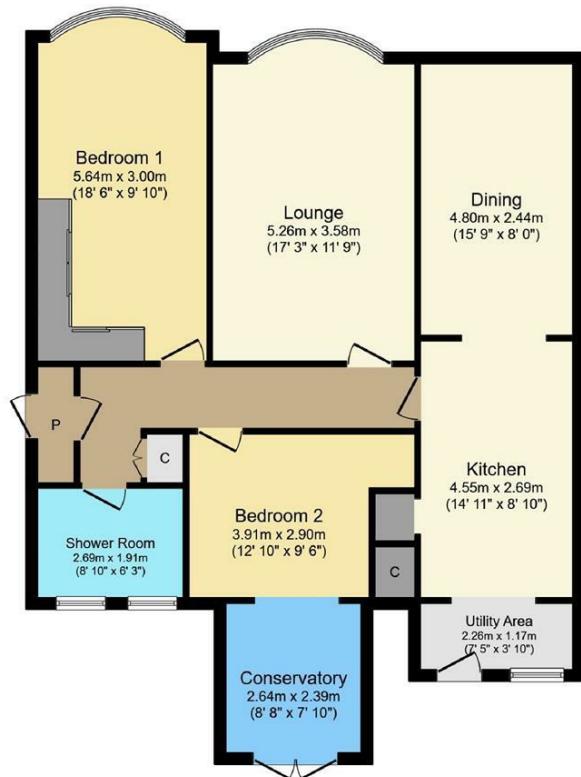
Hybrid Map



Terrain Map



Floor Plan



Total floor area 102.2 sq. m. (1,100 sq. ft.) approx

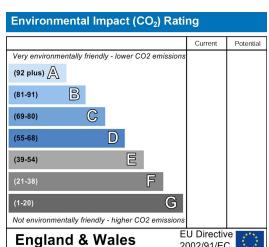
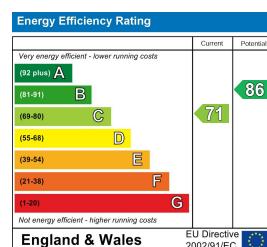
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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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