



## 18 Askrigg Walk, Hull, HU5 4SA

**£170,000**

Ideally suited for a growing family seeking to implement their own cosmetic enhancements on a property, this deceptively spacious property is offered to the market with no onward chain.

Externally to the front aspect, there is a lawned forecourt with a boundary wall to the surround.

Upon entering the property, the resident is greeted by an entrance hall which follows to a spacious lounge, dining room with conservatory off, and fitted kitchen with pantry.

A fixed staircase ascends to the first floor which boasts two double bedrooms with built-in wardrobes, two further bedrooms, and a bathroom furnished with a four-piece suite.

The enclosed rear garden is mainly laid to lawn, and complimented with a paved and wooden decking seating area.

The accommodation comprises

Front external



Externally to the front aspect, there is a lawned forecourt with a boundary wall to the surround.

Ground floor

Hall

UPVC double glazed entrance door with side window, central heating radiator, built-in storage cupboard, and laminate flooring. Leading to :

Lounge 12'1" x 16'9" (3.69 x 5.12 )



Two UPVC double glazed windows, central heating radiators, and laminate flooring.

Dining room 12'1" x 8'6" (3.69 x 2.61 )



UPVC double glazed patio door to the conservatory, central heating radiator, and laminate flooring.

Kitchen 11'8" x 11'10" (3.58 x 3.63 )



UPVC double glazed door, UPVC double glazed window, built-in pantry, tile effect laminate flooring, and fitted with a range of floor and eye level units, worktop with splashback upstand above, sink with mixer tap, plumbing for a washing machine, and oven with hob and extractor hood above.

Conservatory

UPVC double glazed throughout with patio door opening to the rear garden, and laminate flooring.

First floor

Landing

With access to the loft hatch, built-in storage cupboard, and carpeted flooring.

Bedroom one 11'5" x 12'4" (3.50 x 3.78 )



Two UPVC double glazed windows, central heating radiator, built-in wardrobe, and carpeted flooring.

Bedroom two 12'1" x 9'4" (3.69 x 2.85 )



UPVC double glazed window, central heating radiator, built-in wardrobe, and carpeted flooring.

Bedroom three 11'5" x 10'4" maximum (3.50 x 3.17 maximum )



UPVC double glazed window, central heating radiator, and carpeted flooring.

Bedroom four 9'3" x 7'1" (2.82 x 2.18 )



UPVC double glazed window, central heating radiator, and carpeted flooring.

Bathroom



Two UPVC double glazed windows, central heating radiator, partly tiled to splashback areas, and furnished with a four piece suite comprising panelled bath with mixer tap / shower, walk-in enclosure with mixer shower, pedestal sink with dual taps, and low flush W.C.

Rear external



The enclosed rear garden is mainly laid to lawn, and complimented with a paved and wooden decking seating area.

Aerial view of the property



## Land boundary



## Tenure

The property is held under Freehold tenureship

## Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - COH012018000

Council Tax band - A

## EPC rating

EPC rating - C

## Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Basic 3 Mbps / Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

## 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.

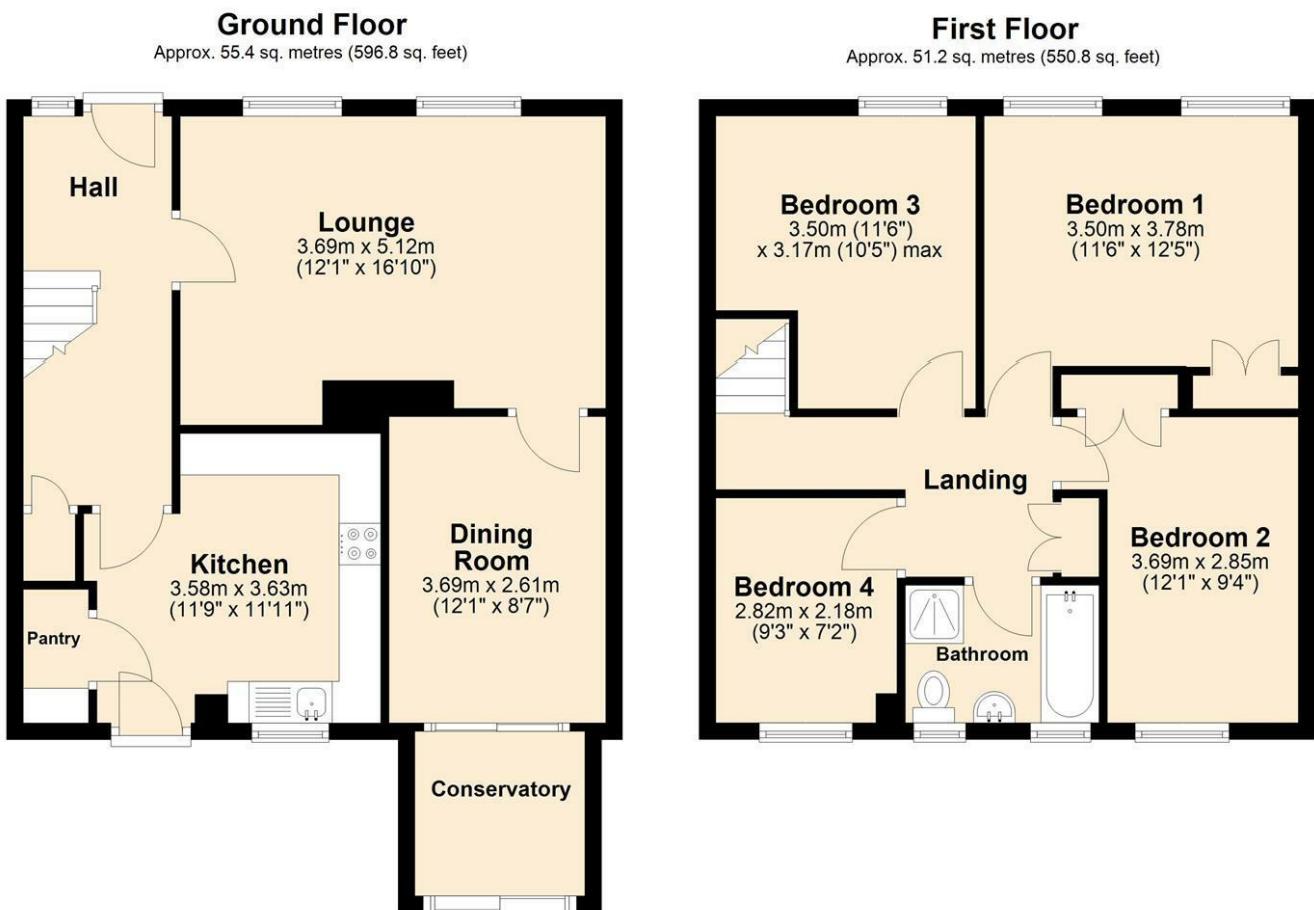
## Free Market Appraisals / Valuations

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.

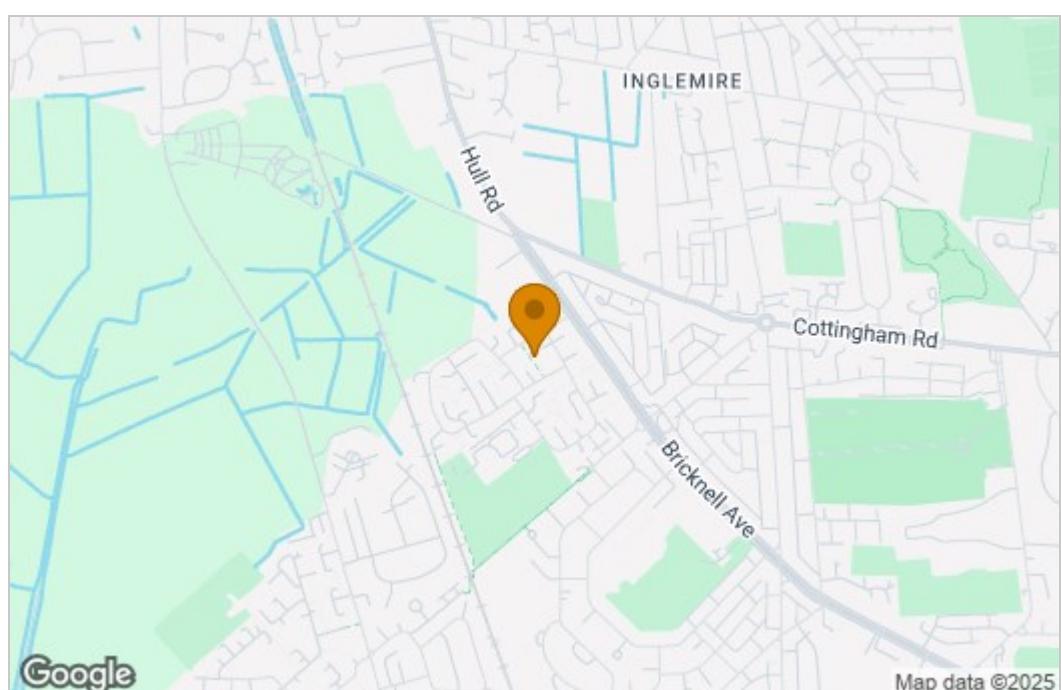
## Whitakers Estate Agent Declaration

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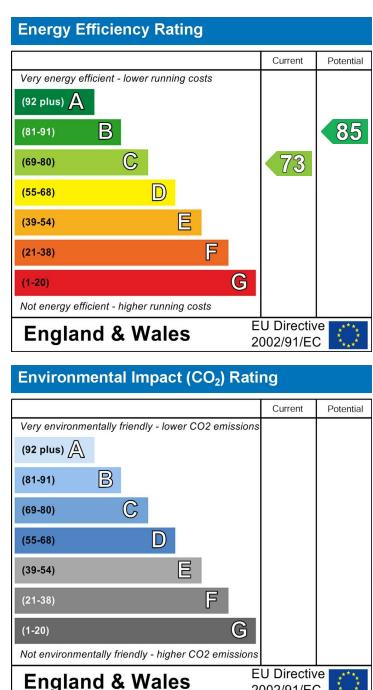
## Floor Plan



## 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.