

Whitakers

Estate Agents



22 Ascott Close, Hull, HU4 6EQ

£375,000

Whitakers Estate Agents are delighted to present this exceptional detached family home with an attached annex, perfectly positioned in the prestigious cul-de-sac of Ascott Close, Hull. Set on a generous plot, the property offers versatile accommodation designed for modern family living, multi-generational households, or guests seeking independent space.

To the front of the property, there is a low-maintenance garden laid with artificial turf, providing an attractive and tidy approach. A driveway offers off-street parking for two vehicles and leads directly to the integral garage.

Entry to the main residence is via a welcoming porch leading into the central hallway. The ground floor offers a spacious lounge, an inner lobby with cloakroom and access to the integral garage, and a well-appointed open-plan kitchen and dining area.

A fixed staircase leads to the first floor, which features a fitted master bedroom with en-suite facilities, three further well-proportioned bedrooms—one also with fitted wardrobes—and a bathroom appointed with a modern three-piece suite.

Attached to the main residence and accessed via the dining room, the annex provides well-planned accommodation. The ground floor comprises a spacious lounge and fitted kitchen, while the first floor offers a

The accommodation comprises

Front external



To the front of the property, there is a low-maintenance garden laid with artificial turf, providing an attractive and tidy approach. A driveway offers off-street parking for two vehicles and leads directly to the integral garage.

Ground floor

Porch

Composite entrance door with side window, central heating radiator, built-in storage cupboard, and LVT flooring. Wooden single glazed door opening to :

Hall



Central heating radiator, built-in storage cupboard, and LVT flooring. Leading to :

Living room 16'0" x 11'1" maximum (4.88 x 3.38 maximum)



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

Inner lobby

With access to the integral garage, and LVT flooring. Leading to :

Cloakroom

UPVC double glazed window, central heating radiator, and LVT flooring. Furnished with a two-piece suite comprising vanity sink with mixer tap, and low flush W.C.

Open plan kitchen / dining room

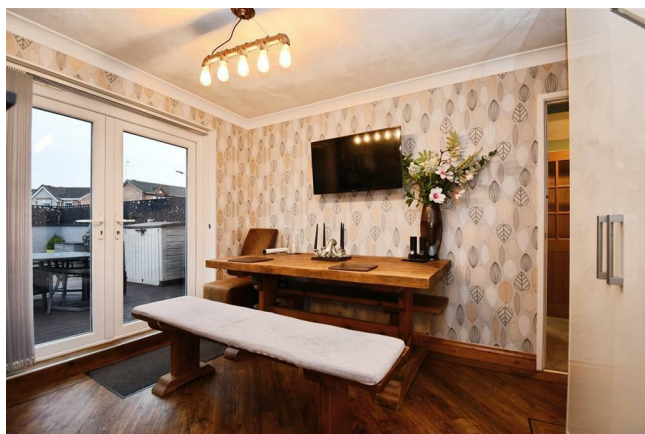


Kitchen 12'7" x 14'11" (3.85 x 4.57)



Two UPVC double glazed windows, central heating radiator, and LVT flooring. Fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, and a range of integrated appliances including : oven, microwave, and dishwasher.

Dining room 9'6" x 8'4" (2.92 x 2.56)



UPVC double glazed French doors, central heating radiator, built-in storage cupboard, and LVT flooring.

First floor

Master bedroom 14'6" x 11'0" (4.42 x 3.36)



Two UPVC double glazed windows, central heating radiator, fitted wardrobes, and carpeted flooring.

En-suite



UPVC double glazed window, central heating radiator, and partly tiled to splashback areas. Furnished with a three-piece suite comprising walk-in enclosure with mixer shower and waterfall feature, vanity sink with ,iced tap, and low flush W.C.

Bedroom two 12'0" x 10'3" (3.67 x 3.13)



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

Bedroom three 9'8" x 8'4" (2.97 x 2.55)



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

Bedroom four 6'8" x 8'11" (2.04 x 2.74)



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

Bathroom



UPVC double glazed window, central heating radiator, and panelled to splashback areas, furnished with a three-piece suite comprising free standing bath with mixer tap and shower, pedestal sink with mixer tap, and low flush W.C.

Annex

Ground floor

Hall

Built-in storage cupboard, and carpeted flooring. Leading to :

Lounge 12'10" x 10'9" (3.93 x 3.30)



UPVC double glazed window, central heating radiator, wall-mounted electric heater, and carpeted flooring.

Kitchen 12'5" x 10'9" (3.79 x 3.30)



First floor

Landing

With access to the loft hatch, UPVC double glazed bow window, central heating radiator, and carpeted flooring.

Bedroom 11'11" x 10'8" (3.65 x 3.26)



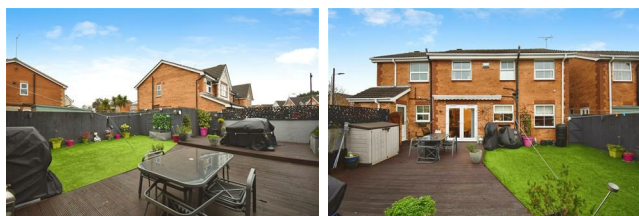
UPVC double glazed window, central heating radiator, and carpeted flooring.

Shower room



UPVC double glazed window, central heating radiator, and panelling to splashback areas. Furnished with a three-piece suite comprising walk-in enclosure with mixer shower, vanity sink with mixer tap, and low flush W.C.

Rear external



The rear garden can be accessed via doors in the main part of the property and the annex respectively. It is also low maintenance in design being laid to lawn with faux grass, and complimented with a large wooden decking seating area.

Aerial view of the property



Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00030163002201

Council Tax band - D

EPC rating

EPC rating - C

Making an offer

In order to progress an offer we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract, we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50.00 - these fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to silicitors to progress a sale.

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Ultrafast 10000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

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

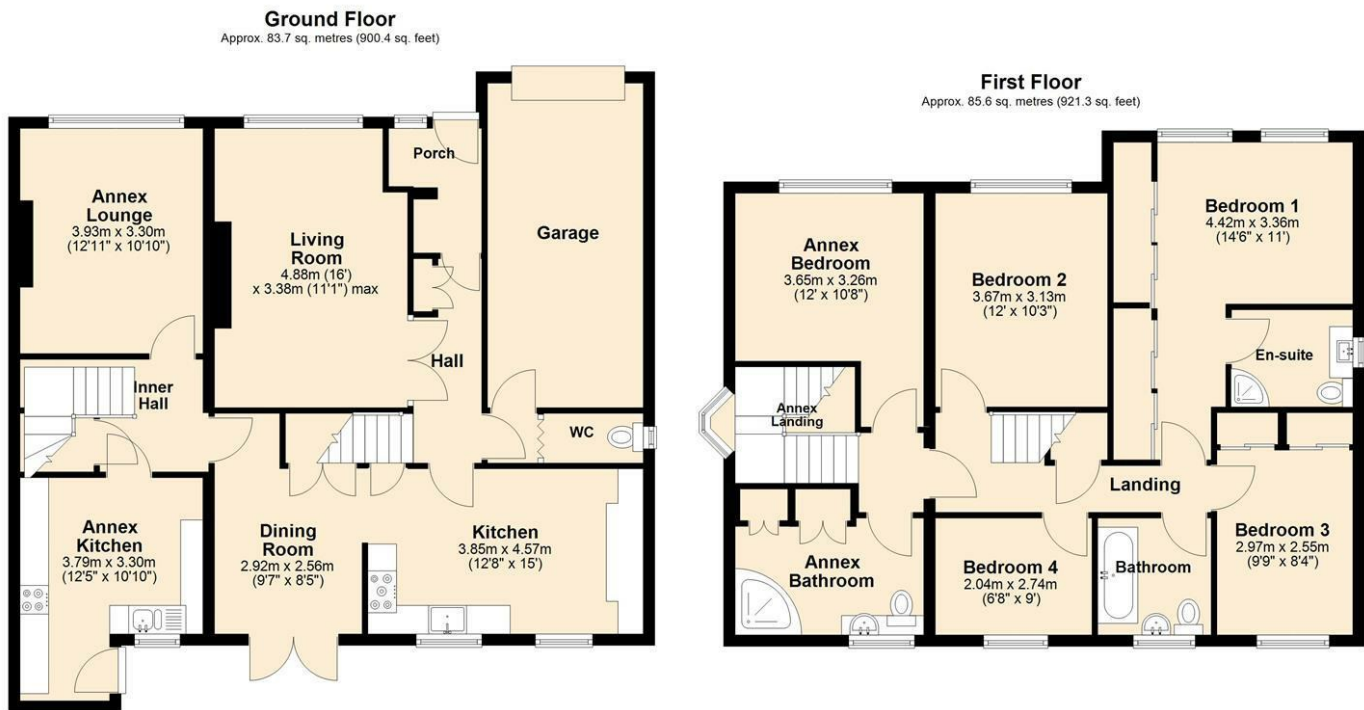
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration

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

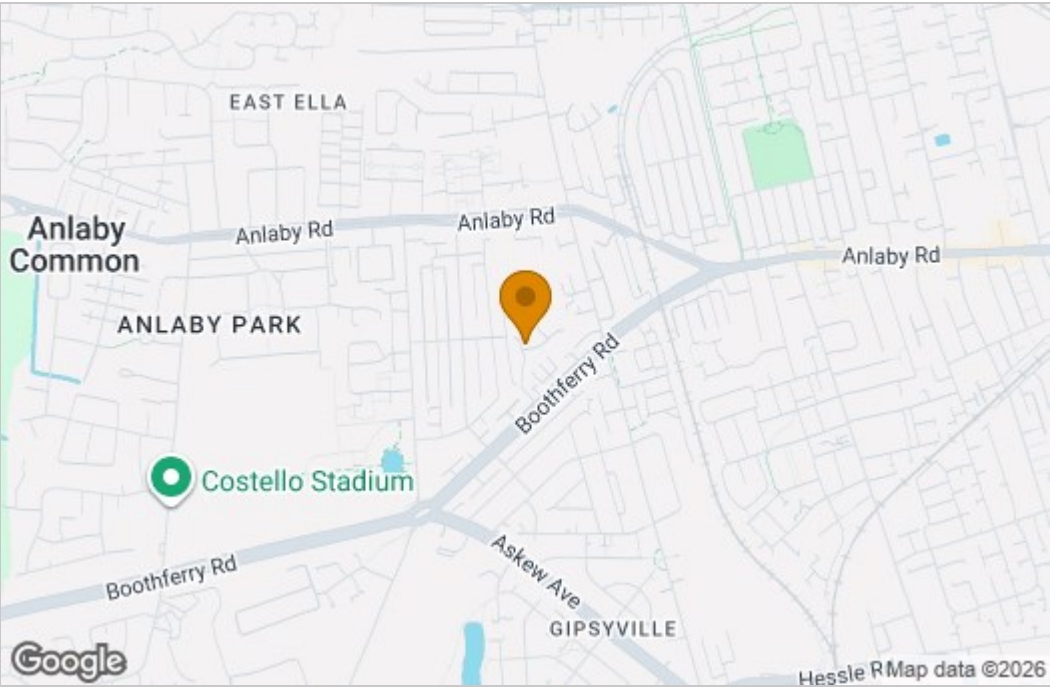
contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan

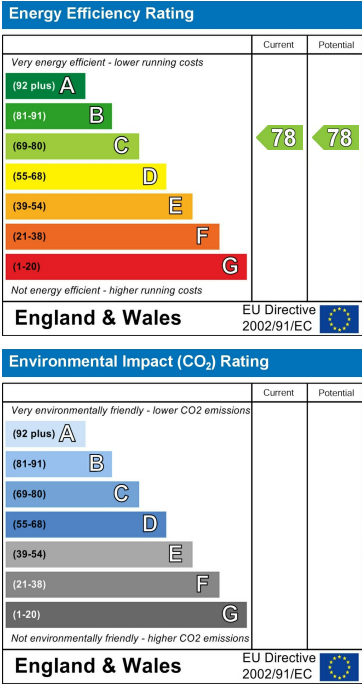


Total area: approx. 169.2 sq. metres (1821.7 sq. feet)

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.