

# Whitakers

Estate Agents



## 58 Ashworthy Close, Hull, HU7 4EX

**Asking Price £95,000**

SITUATED JUST A SHORT STROLL AWAY FROM ALL OF THE FABULOUS SHOPPING AND LEISURE AMENITIES THAT ARE ON OFFER AT KINGSWOOD. THIS MODERN STYLE END TERRACE HOUSE IS AN IDEAL OPPORTUNITY FOR THE GROWING FAMILY UNIT, THE FIRST TIME OR INDEED THE INVESTOR WITH THE LUCRATIVE LETTINGS MARKET IN MIND.

THE ACCOMMODATION BRIEFLY COMPRISES ENTRANCE HALL, LOUNGE, FITTED DINING KITCHEN, TWO BEDROOMS OF GOOD PROPORTION, WC AND A BATHROOM AND HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING.

WITH GARDENS TO FRONT AND REAR AND HAVING A SINGLE GARAGE, SMARTLY PRESENTED, READY TO MOVE INTO CONDITION WITH LIGHT AND AIRY NEUTRAL DECO.

## The Property Comprises

### Entrance Porch



uPVC windows and door to the front aspect, carpet flooring, radiator, storage cupboard and stairs off;

### Kitchen/Dining Room 14'10" x 8'7" (4.53 x 2.62 )



uPVC windows to the front and rear aspect, fitted wall and base units with contrasting preparation surfaces, integrated electric hob, oven, fridge/freezer and extraction hood. Stainless steel sink, laminate flooring, radiator and plumbing for an automatic washing machine.

### Lounge 14'10" x 10'5" (4.53 x 3.19)



uPVC window to the front aspect, carpeted floor and a radiator.

### Rear Porch

uPVC window and door to the rear aspect, storage cupboard, and laminate flooring.

## First Floor Landing



uPVC window to the rear aspect, carpeted flooring, radiator and storage cupboard.

### Bedroom One 11'11" x 10'6" (3.64 x 3.21)



uPVC window to the front aspect, carpeted flooring, radiator and storage cupboard.

### Bedroom Two 11'9" x 8'2" (3.60 x 2.51 )



uPVC window to the front aspect, carpeted flooring, radiator and storage cupboard with hatch inside giving access to the loft.

## WC



uPVC window to the rear aspect, low level wc unit, vinyl flooring and radiator.

### Shower Room 8'7" x 6'4" (2.64 x 1.95 )



uPVC window to the rear aspect, wash hand basin with fitted vanity unit, partially tiled walls, radiator, plumbed shower unit within and independent enclosure, spotlights and vinyl flooring.

### Garage

Accessible via the rear of the property, with side door and up and over garage door. The garage benefits from an electricity supply.

### Gardens



To the front garden there is a concrete walkway with grass lawn mature plants with wooden fence boundary. To the rear there is a westerly facing garden with again a concrete walkway, lawned area and mature plants with access to the garage.

### Tenure

The Property is Freehold.

### Council Tax

Hull City Council  
Band A

### EPC

Rating C.

### 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 sales 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.

### Material Information:

Construction - Brick/Tile

Conservation Area - no

Flood Risk - Very Low

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

Broadband - Basic 21 Mbps Ultrafast 1000 Mbps

Coastal Erosion - No

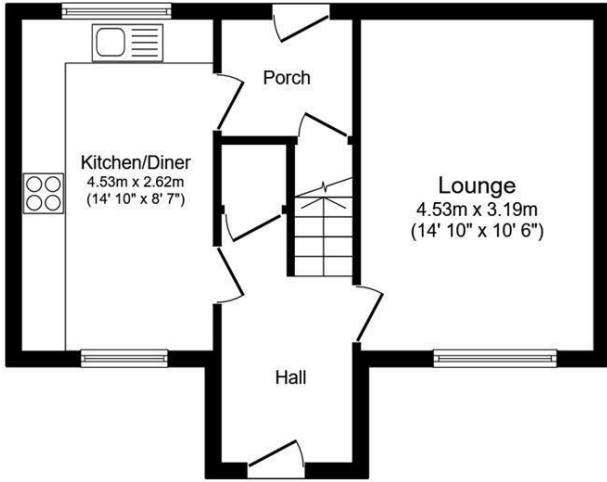
Coalfield or Mining Area - No

Planning - No

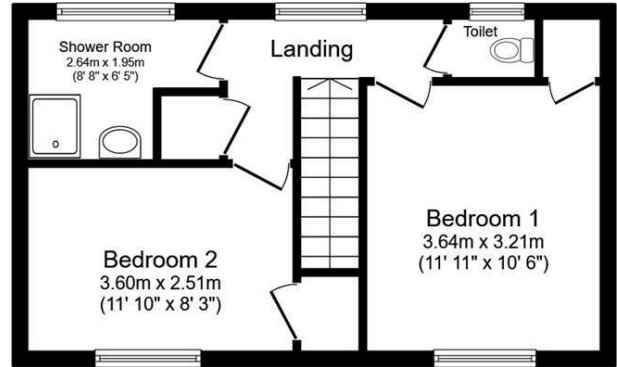
### Whitakers Estate Agent Declaration:

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



**Ground Floor**  
 Floor area 38.1 sq.m. (410 sq.ft.)

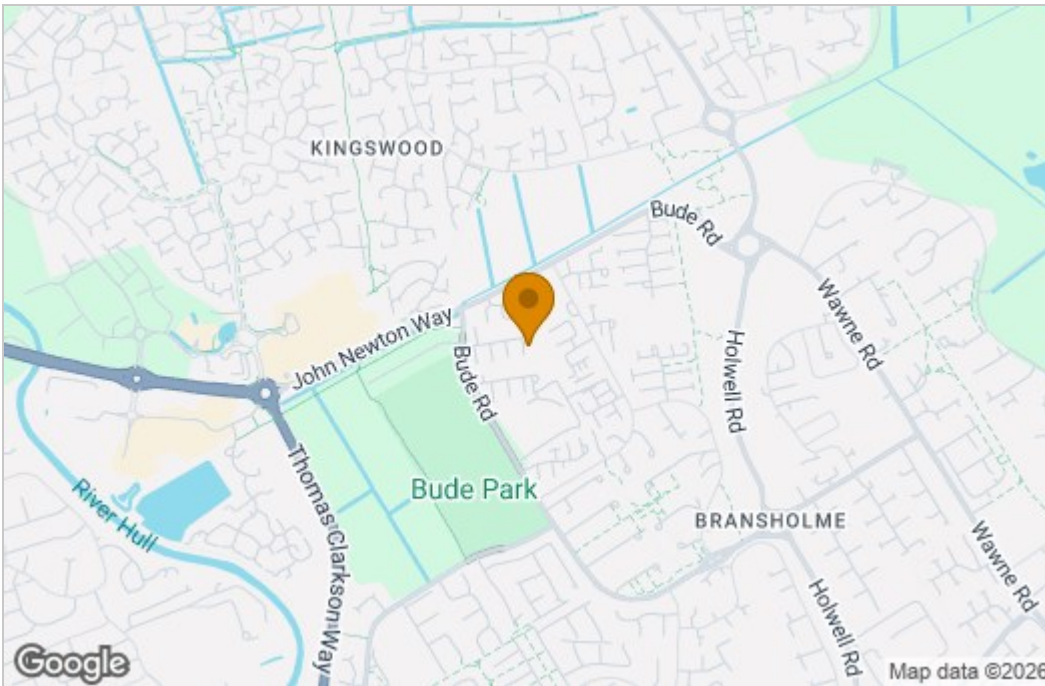


**First Floor**  
 Floor area 35.4 sq.m. (381 sq.ft.)

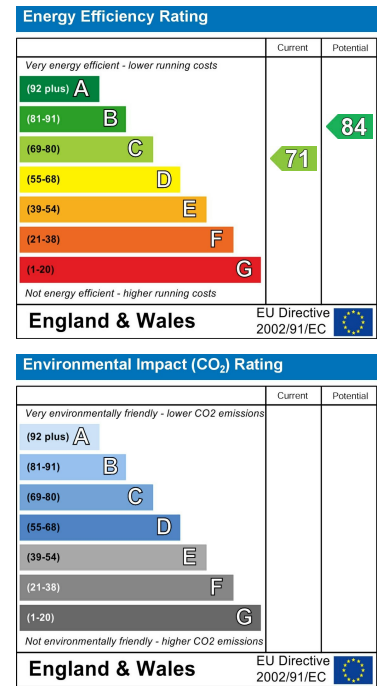
Total floor area: 73.5 sq.m. (791 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.