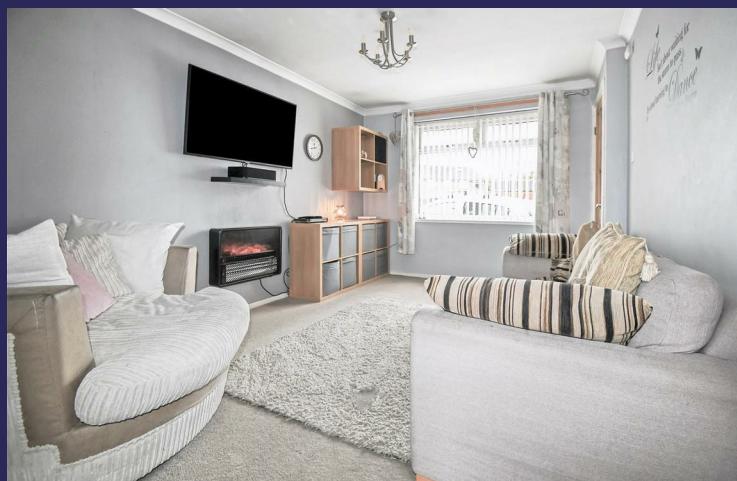




58 Ashendon Drive

, Hull, HU8 8DY

Guide price £124,000



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, Hull, HU8 8DY

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## Description

Fabulous 1st Home!

Take A Look At The Size Of This Plot!

Two Double Bed Semi-Detached House

Ample Off Road Parking

Close To The City Centre

Ideal 1st Home!

Spacious Throughout

Close To Schools!

Be Quick To View

## Entrance

Via a Upvc double glazed door

## Entrance Hall

With the stairs to the 1st floor

## Lounge

15'0" x 9'8" (4.595 x 2.968)

Spacious lounge with a Upvc double glazed window to the front aspect, electric wall mounted fire and storage cupboard.

## Kitchen/Dining

10'6" x 13'2" (3.220 x 4.023)

Ideal for dining, the kitchen has a range of base and wall units with contrasting work surfaces, tiled splash backs and built in electric oven with hob and extractor, sink/drainer and plumbing for an automatic washing machine, space for a fridge freezer, a Upvc double glazed window and French doors to the rear aspect and storage cupboard.

## Stairs to the 1st floor

With loft access

## Bedroom One

11'8" x 10'2" (3.573 x 3.113)

The bedroom has a Upvc double glazed window to the front aspect, two storage cupboards.

## Bedroom Two

6'8" x 13'1" (2.046 x 4.006)

The bedroom has a Upvc double glazed window to the rear aspect.

## Bathroom

7'4" x 5'9" (2.248 x 1.763)

The bathroom has a white suite comprising of a panel bath with shower, a pedestal wash hand basin and low level wc , a Upvc double glazed window to the side aspect, tiled walls and floor

## Outside

To the front of the house there is ample off road parking

To the rear of the house there is a generous size lawn garden with seating areas, the garden has the opportunity (subject to necessary consents) to extend to the side or rear of the house.

## Disclaimer

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.

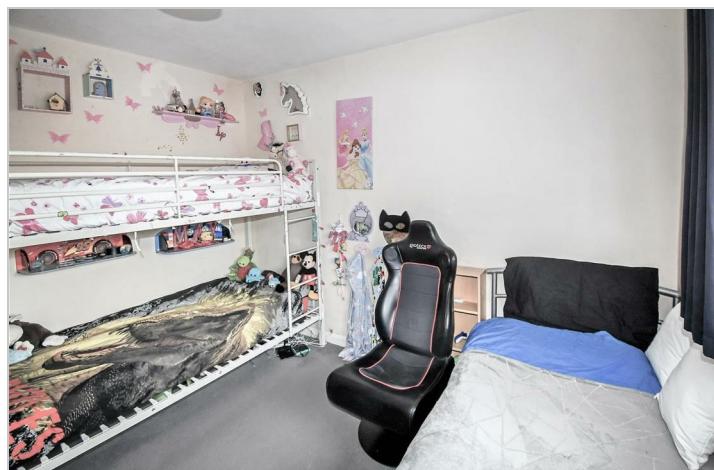
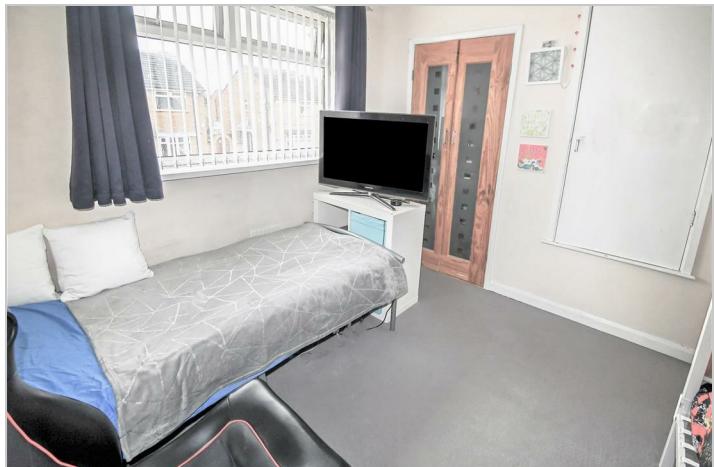
## Valuations

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.

#### 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.



## Road Map



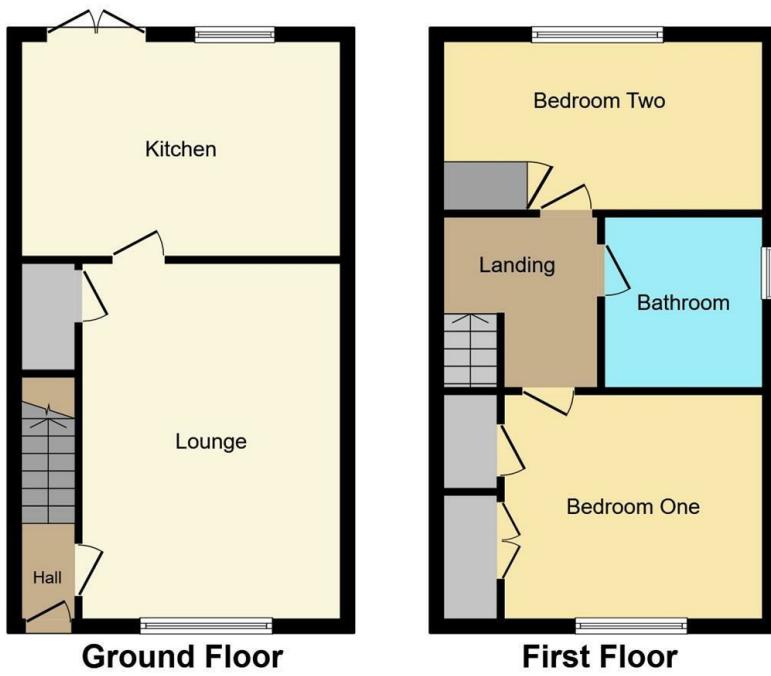
## Hybrid Map



## Terrain Map



## Floor Plan



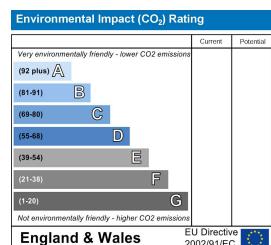
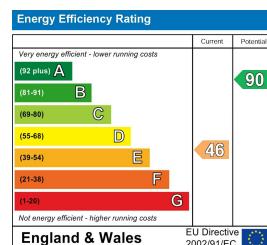
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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## Viewing

Please contact our Whitakers Estate Agents - Sutton Office Office on 01482 877177 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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