

Whitakers

Estate Agents



70 Ashendon Drive, Hull, HU8 8DY

£152,000

PRESENTED IN TRUE MOVE-IN CONDITION, THIS STYLISH FINISHED SEMI-DETACHED HOME OFFERS AN EXCELLENT OPPORTUNITY FOR A WIDE RANGE OF BUYERS TO STEP STRAIGHT IN AND ENJOY. IDEALLY LOCATED WITHIN EASY REACH OF TRANSPORT LINKS TO THE CITY CENTRE, THE PROPERTY HAS BEEN FINISHED TO A HIGH, CONTEMPORARY STANDARD THROUGHOUT.

BOASTING A BRIGHT AND VERSATILE OPEN-PLAN CONSERVATORY, ALONG WITH A THOUGHTFULLY CONVERTED LOFT SPACE PROVIDING ADDITIONAL LIVING OR WORKING ACCOMMODATION, THIS HOME IS PERFECTLY SUITED TO MODERN LIVING.

OUTSIDE, THE WELL-PROPORTIONED GARDENS ARE DESIGNED FOR LOW MAINTENANCE, MAKING THEM IDEAL FOR RELAXING AND ENTERTAINING DURING THE WARMER MONTHS. FURTHER BENEFITS INCLUDE OFF-STREET PARKING VIA A SIDE DRIVE, ADDING PRACTICAL CONVENIENCE.

EARLY INTERNAL VIEWING IS HIGHLY RECOMMENDED – THIS PROPERTY IS SURE TO IMPRESS.

Entrance Hall

Double glazed front door, a large under stairs storage cupboard, tile flooring, leading to;

Lounge



Modern lounge with a fitted media wall, and a large bay window to the front aspect. Tile flooring throughout, with a radiator.

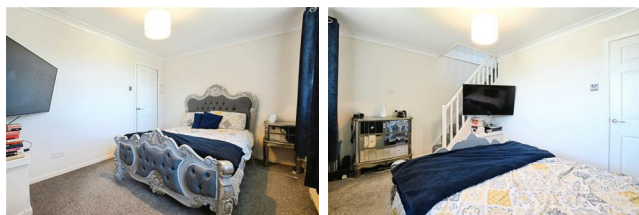
Fitted Kitchen

Stylish fitted kitchen with tile flooring throughout, a wide range of floor and wall units, comprising of an electric hob with gold accessories throughout, adding a contemporary feel to the home.

Conservatory

Open plan conservatory, leading from the kitchen, with tile flooring, running seamlessly throughout the ground floor of the home. Currently utilised as a dining space, with French doors leading to the rear gardens.

Bedroom 1



Carpeted throughout, with a UPVC window to the rear aspect and a radiator.

Bedroom 2



Carpeted, with a UPVC window to the front aspect and a radiator.

Loft Space



Converted loft space, with access via a fitted staircase. Carpeted throughout with a velux window to the rear access, and a radiator. Also provides additional storage space.

Bathroom



Vinyl flooring, with a UPVC window to the side aspect. Comprising of a corner bath with an overhead shower, a low level WC and a wall mounted corner hand basin.

Gardens



Gardens offered in well proportion, offering low maintenance living, with partial decking, and partial paving. To the front of the property, offers the convenience of off street parking.

Council Tax

Hull city council tax band B

Tenure

This property is Freehold

EPC

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 under tile

Conservation Area - no

Flood Risk - very low

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

Broadband - Basic 4 Mbps Ultrafast 10000 Mbps

Coastal Erosion - no

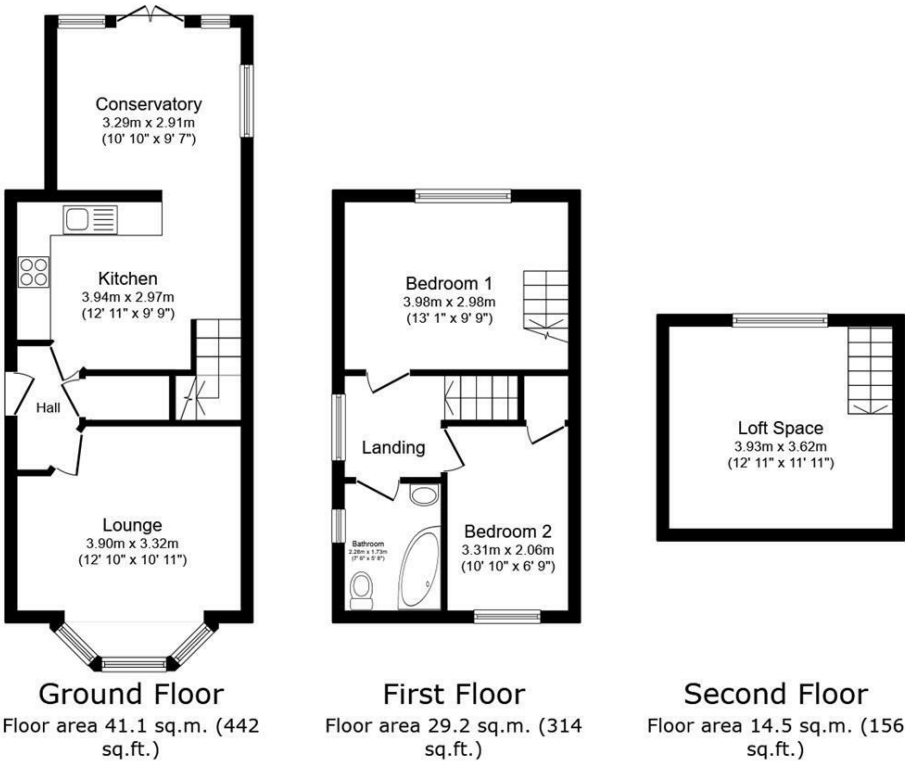
Coalfield or Mining Area - no

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.

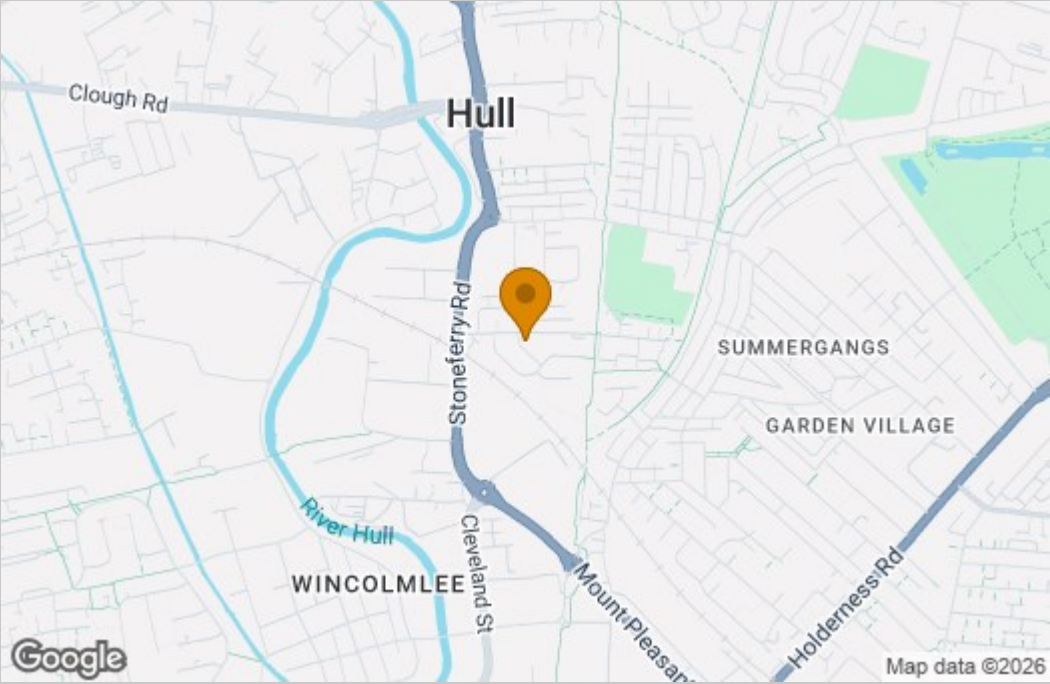
Floor Plan



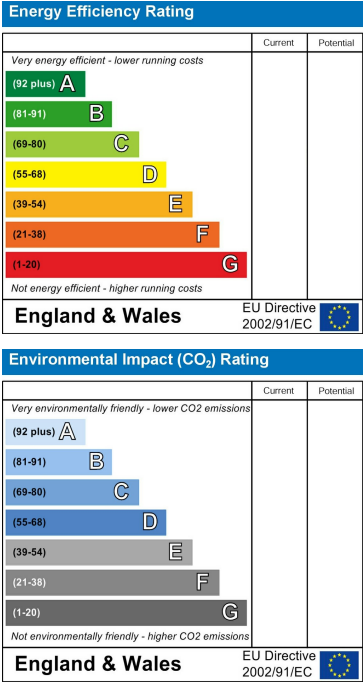
Total floor area: 84.8 sq.m. (912 sq.ft.)

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.