



28 Astley Close, Hull, HU12 8FL

Offers In The Region Of £240,000

Beautifully presented in pristine show home standards, we are delighted to bring to the market this three bedroom, two bathroom detached house!

Set in a quiet residential area in the sought after market town of Hedon, the village offers a wealth of local shops, eateries, medical, and leisure amenities, sought after schools, local transport and great access to outer East Hull Villages.

With fabulous open views over countryside, this lovely home will please! A viewing is greatly encouraged!

Briefly- Hall, Lounge, kitchen/dining and wc, to the 1st floor are three bedrooms (the master bedroom having an en-suite) and the family bathroom.

Ample off road parking and garage!

BE QUICK!

Ground Floor

Entrance Hall

An external composite entrance door with obscured double glazed panel inserts and canopy over leads into the entrance hall. Having a Upvc double glazed window to the side elevation, a central heating radiator and where a flight of stairs lead to the first floor accommodation.

Cloakroom / W.C.



Being fitted with a two piece suite in white comprising: low level W.C. suite with push flush and a wall mounted wash hand basin with tiled splashback to the wall. There is a central heating radiator and a medium wood effect laminate finish to the floor.

Lounge 14'4" x 11'4" (4.39m x 3.47m)



The focal point of the room being the feature fireplace which is recessed into the chimney breast. There is a Upvc double glazed bay window to the front elevation, a central heating radiator, coving to the ceiling and a medium wood effect laminate finish to the floor.

Dining Kitchen 18'0" x 8'2" (5.50m x 2.50m)



Being fitted with a comprehensive range of quality units in a high gloss finish in cream with steel effect fittings comprising: wall mounted eye-level units, drawers and base units with a complimentary fitted worksurface over, which extends to create a splashback to the walls and incorporates a single sink and drainer unit with mixer tap. Integrated appliances include an electric oven, a gas hob with feature splashback to the wall and having a stainless steel extractor canopy hood above. There is an integrated larder fridge freezer and dishwasher. Concealed within a wall mounted unit is the boiler. To the floor there is a slate effect tiled finish, to the ceiling there is

recessed spot lighting and coving. There is a central heating radiator, a Upvc double glazed window to the rear elevation and Upvc double glazed 'French' doors leading onto the rear garden.

Utility Room 6'8" x 5'2" (2.04m x 1.60m)

Having a fitted worksurface with plumbing for an automatic washing machine below and an external composite entrance door with an obscured double glazed panel insert to the side elevation.

First Floor Accommodation

Landing

Principle Bedroom 11'3" x 10'5" (3.44m x 3.18m)



Having fitted wardrobes, a Upvc double glazed window to the rear elevation, a central heating radiator and coving to the ceiling.

En-Suite Shower Room 6'7" x 6'0" (2.02m x 1.83m)



Being fitted with a three piece suite in white comprising: shower cubicle, low level W.C. suite with push flush and a vanity wash basin with fitted cabinet below. There is an obscured double glazed Upvc window to the side elevation, a ladder style radiator, and an extractor fan unit. The walls are fully tiled, there is coving to the ceiling and there is a wood effect laminate finish to the floor.

Bedroom Two 11'4" x 8'10" (3.47m x 2.71m)



Having a Upvc double glazed window to the front elevation and a central heating radiator.

Bedroom Three 7'10" x 7'8" (2.40m x 2.34m)
Having a Upvc double glazed window to the rear elevation and a central heating radiator.

Family Bathroom 6'9" x 5'11" (2.06m x 1.81m)



Being fitted with a three piece suite in white comprising: panelled bath with glazed side screen and mixer tap shower attachment, a low level W.C. suite with push flush and concealed cistern and a vanity wash basin with mixer tap and fitted cabinet below. There is a partially tiled finish to the walls, a ladder style radiator and an obscured double glazed Upvc window to the front elevation.

External



There is a foregarden with coniferous planting. A private side driveway leads to a single garage. To the rear of the property there is an enclosed garden which is predominantly laid to artificial lawn and has a paved seating area. There is timber fencing to the boundaries. There are unspoilt views across open Countryside.

Garage

A private side driveway leads to the single garage, which has an up-and-over access door, a side personal door and both power and lighting.

Council Tax Band

East Riding of Yorkshire Council - Band D

Tenure

Freehold.

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.

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.

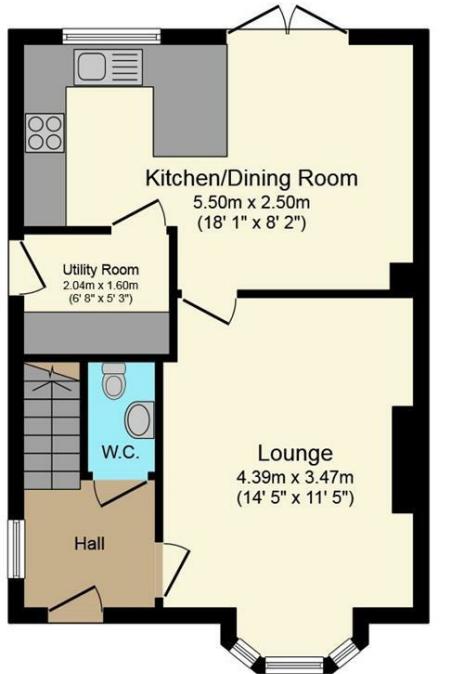
Agents Notes

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.

Whitakers Estate Agent Declaration

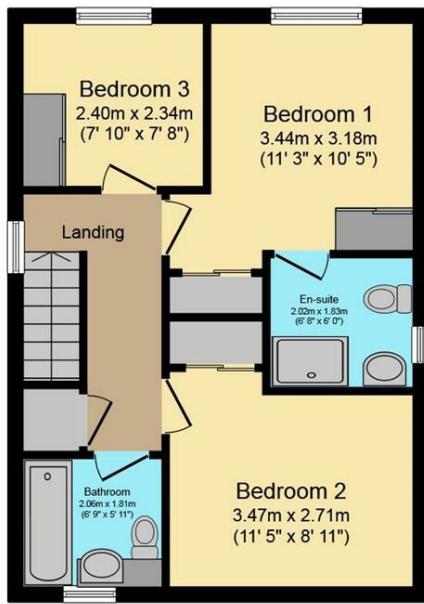
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Floor Plan



Ground Floor

Floor area 60.7 sq.m. (654 sq.ft.) approx



First Floor

Floor area 43.7 sq.m. (470 sq.ft.) approx

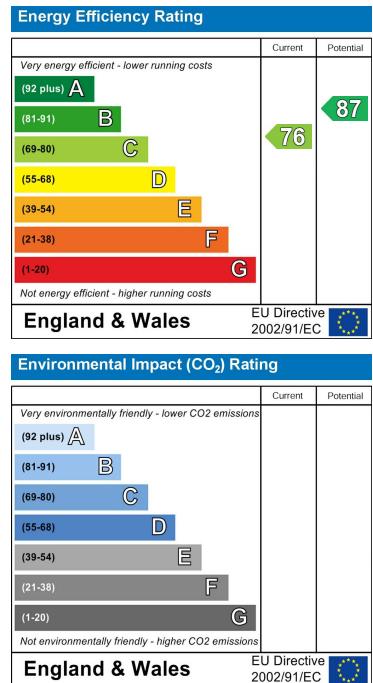
Total floor area 104.4 sq.m. (1,124 sq.ft.) approx

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

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.