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Limb
MOVING HOME



84 Ashdene Close, Willerby, East Yorkshire, HU10 6LF

📍 3-Bed Semi-Detached House

📍 Well Presented

📍 Move In Ready

📍 Council Tax Band = C

📍 Spacious Lounge

📍 South Facing Garden

📍 3 x Off Street Parking

📍 Freehold / EPC = D

£215,000

INTRODUCTION

Situated on a corner plot, this well-presented three-bedroom semi-detached house in Willerby is move-in ready and perfectly fitted for any first-time buyer or growing family.

The accommodation briefly comprises a modern kitchen/dining room and a lounge on the ground floor, and three bedrooms and well-appointed shower room on the first floor. The property benefits from gas central heating and double-glazed windows throughout. Outside, the south-facing garden enjoys a paved patio and artificial lawned area for ease of maintenance, with a garage and driveway situated at the rear, with the driveway offering off-street parking for up to three vehicles.

Satisfying many typical buyer's criteria, viewing is highly recommended!

LOCATION

Ashdene Close is located directly off Gorton Road. Willerby and the surrounding areas of Kirk Ella and Anlaby offer an excellent range of shops, recreational facilities and amenities in addition to well-reputed schooling. Willerby, Anlaby and Kirk Ella offer an excellent range of shops, recreational facilities and amenities including schooling at Carr Lane Primary School and Wolfreton Secondary School. Haltemprice Sports Centre is easily accessible and the property is conveniently placed for Hull city centre, the Humber Bridge, the nearby towns of Cottingham and the historic market town of Beverley in addition to convenient access for the A63/M62 motorway network.

ACCOMMODATION

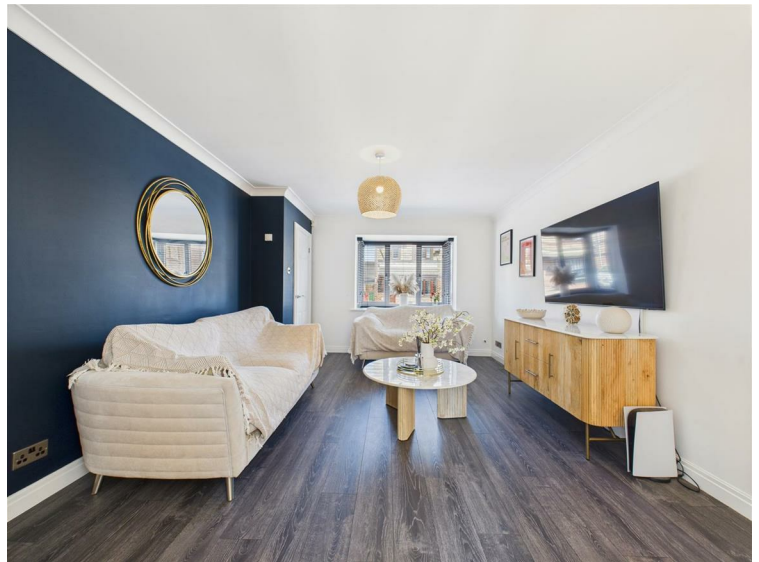
Residential entrance door to:

ENTRANCE HALL

With window to side, door to lounge and stairs to the first floor.

LOUNGE

With bay window to front and understairs storage cupboard to the corner. Doors open to the kitchen/dining room.



KITCHEN/DINING ROOM

With the kitchen comprising an integrated oven, fitted worksurfaces housing a four-ring induction hob with extractor hood above and a sink & drainer beneath the window to rear. There is also plumbing for a washing machine.

Just off the kitchen, the dining area benefits from French doors to the rear garden.





FIRST FLOOR

LANDING

With storage cupboard to corner and window to side elevation.

BEDROOM 1

Recently carpeted, with window to front elevation.



BEDROOM 2

With window to rear elevation.



BEDROOM 3

With window to front elevation.



SHOWER ROOM

Well-appointed bathroom comprising walk-in shower, wash-hand basin and low-flush W.C. beneath window to rear elevation.



OUTSIDE

The south-facing garden features a paved patio area accessible via the French doors from the kitchen/dining room with an artificial lawn extending from it, guaranteeing ease of maintenance. A garage and driveway lie to the rear of the property, accommodating off-street parking for up to three vehicles.



REAR VIEW



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band C. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

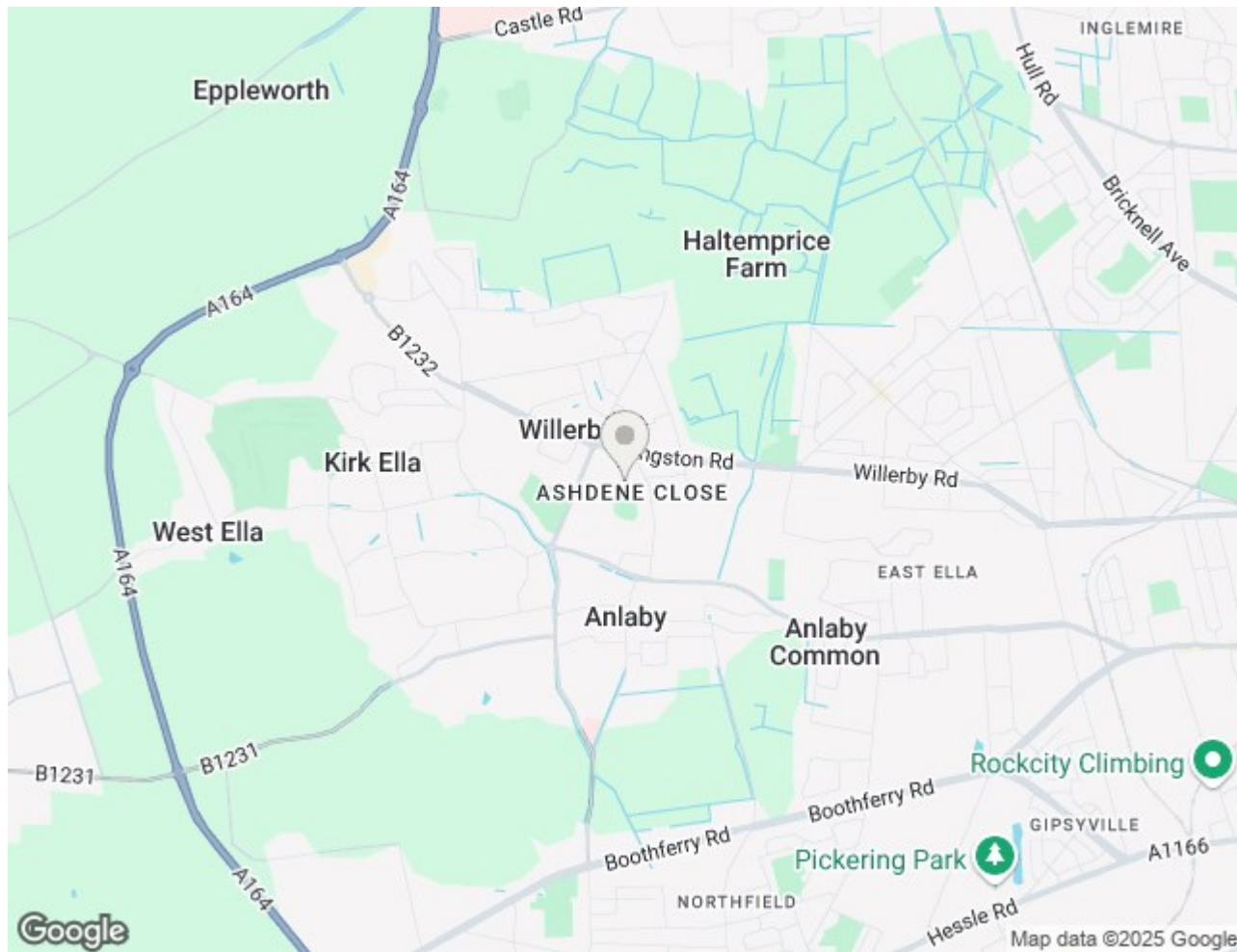
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.


VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	