

Welton Road, Brough, East Yorkshire, HU15 1AF

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**Limb**  
MOVING HOME



*27 Ashgate Road, Willerby, East Yorkshire, HU10 6HH*

- 📍 Detached House
- 📍 Extended Accommodation
- 📍 Four Generous Bedrooms
- 📍 Council Tax Band = E
- 📍 Three Reception Rooms
- 📍 Bathroom & En-Suite
- 📍 Gardens, Drive & Garage
- 📍 Freehold / EPC = D

**£325,000**

## INTRODUCTION

This well presented link detached house offers an excellent array of accommodation, ideal for a growing family. The property has been altered and extended to create a fabulous family home. The accommodation is depicted on the attached floorplan and briefly comprises an entrance hallway, cloaks/W.C., spacious lounge, dining room, day room, kitchen and utility room. Upon the first floor are four generous bedrooms, the main bedroom having wardrobes and a stylish en-suite shower room. There is also a family bathroom with separate shower. The property has the benefit of uPVC double glazing and gas central heating.

A lawned garden extends to the front and a side drive provides good off street parking and leads onwards to the garage. The rear garden enjoys a westerly aspect and much privacy with school grounds to the rear.

## LOCATION

Ashgate Road is a popular residential area which runs between Carr Lane and Well Lane in Willerby and is therefore ideally situated for the local primary and secondary schools. Willerby is one of the area's most popular residential districts situated on the western side of Hull. The immediate villages of Willerby, Kirk Ella and Anlaby offer an excellent range of shops, recreational facilities and amenities in addition to the well reputed schooling. Willerby Shopping Park is a short distance away, and a number of supermarkets are to be found nearby. The newly refurbished Haltemprice Community and Sports Centre is easily accessible and the property is conveniently placed for Hull City Centre, the Humber Bridge, the nearby towns of Cottingham and historic market town of Beverley, in addition to convenient access leading into the A63/M62 motorway network.

## ACCOMMODATION

Sliding doors open through to:

### PORCH

With residential entrance door to:

### ENTRANCE HALLWAY

With staircase leading to the first floor off with cupboard under.



### CLOAKS/W.C.

With low flush W.C., vanity unit with wash hand basin. Window to side.

## LOUNGE

19'11" x 11'11" approx (6.07m x 3.63m approx)

With feature fire surround housing a coal effect gas fire. Window to front and double doors lead through to the dining room.



## DINING ROOM

17'1" x 10'0" approx (5.21m x 3.05m approx)

Window to rear. Patio doors lead through to the day room.



## DAY ROOM

12'10" x 8'3" approx (3.91m x 2.51m approx)

With doors opening out to the rear decked patio.



## KITCHEN

14'10" x 7'10" approx (4.52m x 2.39m approx)

Having a range of contemporary base and wall units with contrasting worksurfaces, one and a half bowl sink and drainer with mixer tap, double oven, five ring gas hob with hood above, integrated wine chiller and dishwasher. Karndean flooring.



## UTILITY ROOM

With plumbing for a washing machine, space for tumble dryer, windows and external access door to rear.

## FIRST FLOOR

## LANDING

With storage cupboard, loft access hatch and window to side.



## BEDROOM 1

10'6" x 9'10" approx (3.20m x 3.00m approx)  
With wardrobes to one wall. Window to front.



## EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, vanity unit with wash hand basin and low flush W.C.



## BEDROOM 2

10'6" x 10'2" approx (3.20m x 3.10m approx)  
Window to rear.



## BEDROOM 3

10'1" x 8'6" approx (3.07m x 2.59m approx)  
Window to rear.



## BEDROOM 4

9'11" x 8'6" approx (3.02m x 2.59m approx)  
Window to front.



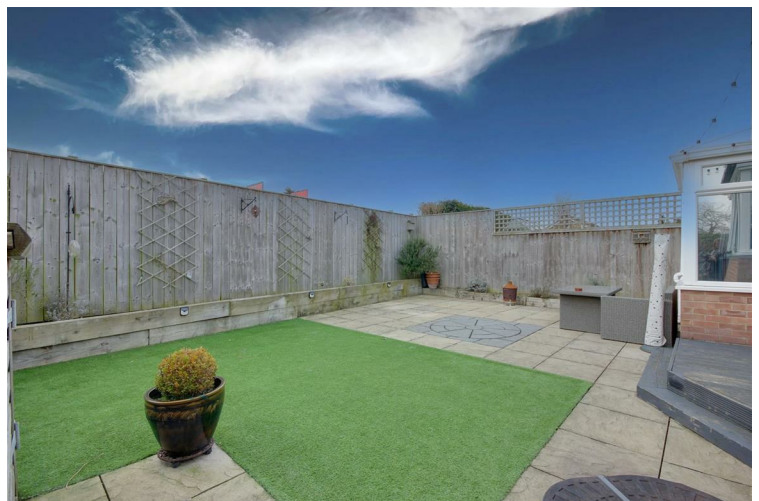
## BATHROOM

With four piece suite comprising a bath with shower attachment, shower enclosure, fitted cabinets with wash hand basin and low flush W.C.. Inset spot lights, part tiled and window to side.



## OUTSIDE

A lawned garden extends to the front and a side drive provides good off street parking and leads onwards to the garage. The rear garden enjoys a westerly aspect and much privacy with school grounds to the rear. There is a decked patio area directly adjoining the rear of the property with artificial lawn and patio area beyond plus fencing to the perimeter.



## 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 E. We would recommend a purchaser make their own enquiries to verify this.

## FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

## VIEWING

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

## AGENTS NOTE

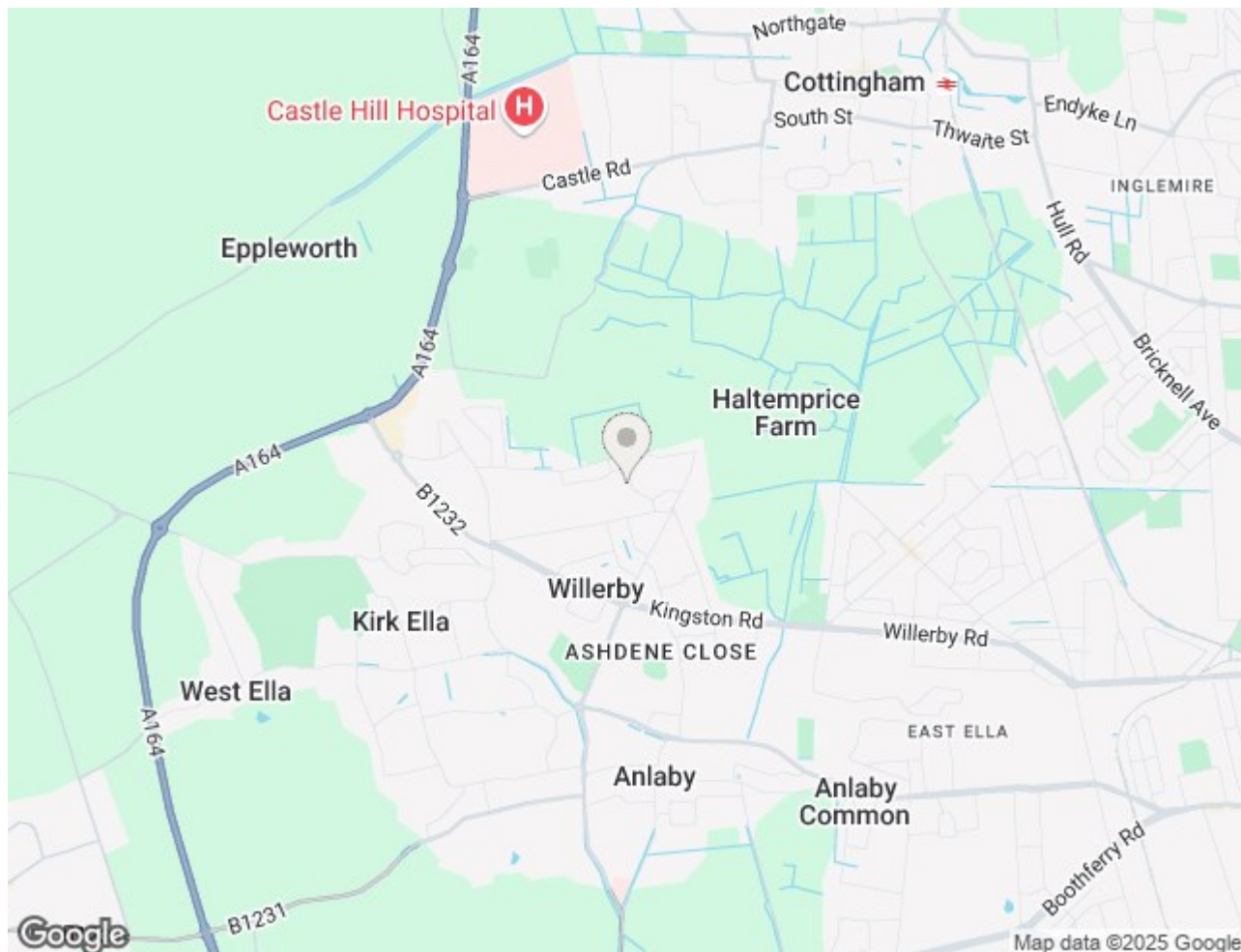
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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.

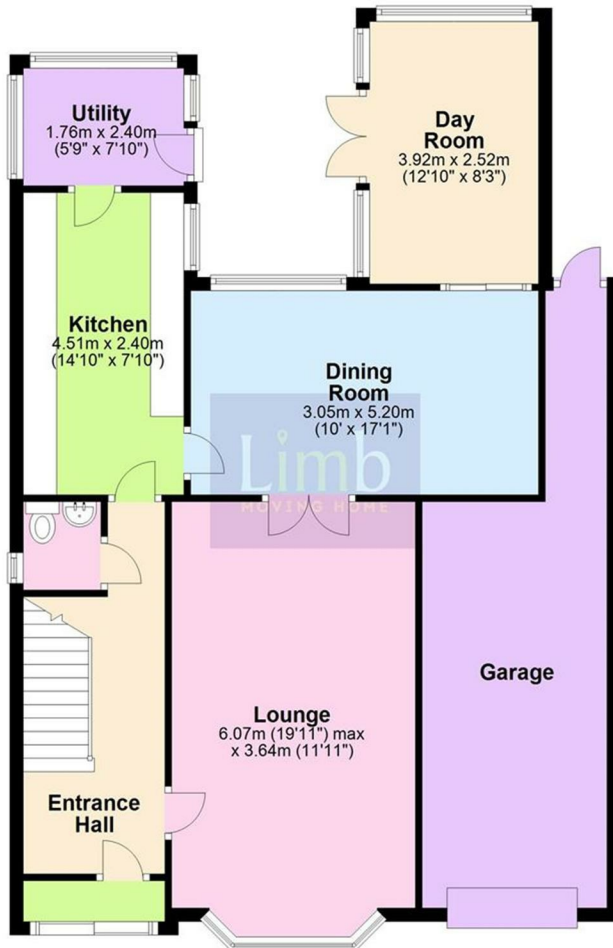
## VALUATION SERVICE

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.



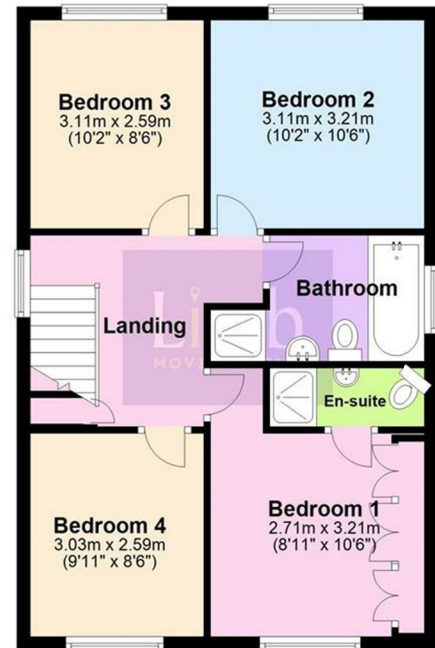
## Ground Floor

Approx. 78.5 sq. metres (844.6 sq. feet)




## First Floor

Approx. 54.9 sq. metres (591.4 sq. feet)



Total area: approx. 133.4 sq. metres (1436.0 sq. feet)

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

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