

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ [info@limbestateagents.co.uk](mailto:info@limbestateagents.co.uk)

🌐 [limbestateagents.co.uk](http://limbestateagents.co.uk)

**Limb**  
MOVING HOME



*98 Ashdene Close, Willerby, East Yorkshire, HU10 6LF*

- 📍 Semi-Detached House
- 📍 Well Presented
- 📍 Modern Dining Kitchen
- 📍 Council Tax Band = C

- 📍 Side Drive & Garage
- 📍 Westerly Rear Garden
- 📍 No Onward Chain!
- 📍 Freehold / EPC = C

*Offers Over £200,000*

## INTRODUCTION

This semi-detached house that could be your next dream home! This property boasts three bedrooms, perfect for a growing family or those in need of a home office space. With a well-presented interior, this house is ready for you to move in without the hassle of a chain.

One of the highlights of this lovely home is the westerly facing garden, ideal for enjoying those sunny afternoons and hosting gatherings with friends and family.

Convenience is key with ample parking available, ensuring you never have to worry about finding a spot after a long day. Located in a desirable area, this property offers a peaceful retreat while still being close to local amenities and transport links.

Don't miss out on the opportunity to make this house your own - book a viewing today!

## 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 HALLWAY

With staircase leading up to the first floor.

### LOUNGE

15'6" x 12'3" approx (4.72m x 3.73m approx)

Bay window to front. Feature fire surround housing a living flame gas fire. Useful understairs storage cupboard.





## DINING KITCHEN

15'7" x 9'10" approx (4.75m x 3.00m approx)

With contemporary base and wall units, laminate worksurfaces, sink and drainer with mixer tap, oven with slide and hid door, four ring gas hob with filter hood above, fridge/freezer, washing machine and dishwasher. Patio doors open out to the rear garden.



## FIRST FLOOR

### LANDING

With airing cupboard and window to side.



## BEDROOM 1

13'11" x 8'3" approx (4.24m x 2.51m approx)  
Window to front.



## BEDROOM 2

11'5" x 8'2" approx (3.48m x 2.49m approx)  
With fitted wardrobe and window to rear.



## BEDROOM 3

7'11" x 7'0" approx (2.41m x 2.13m approx)  
Window to front.



## BATHROOM

With suite comprising a bath with shower over and screen, vanity unit with hand basin and low flush W.C. Window to rear.



## OUTSIDE

A lawned garden extends to the front and a side drive provides ample parking and leads up to the garage which has been split into a store to the front with up and over door and a garden room to the rear. The rear garden enjoys a westerly aspect and is lawned with a large patio area directly adjoining the rear of the property.







## 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

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

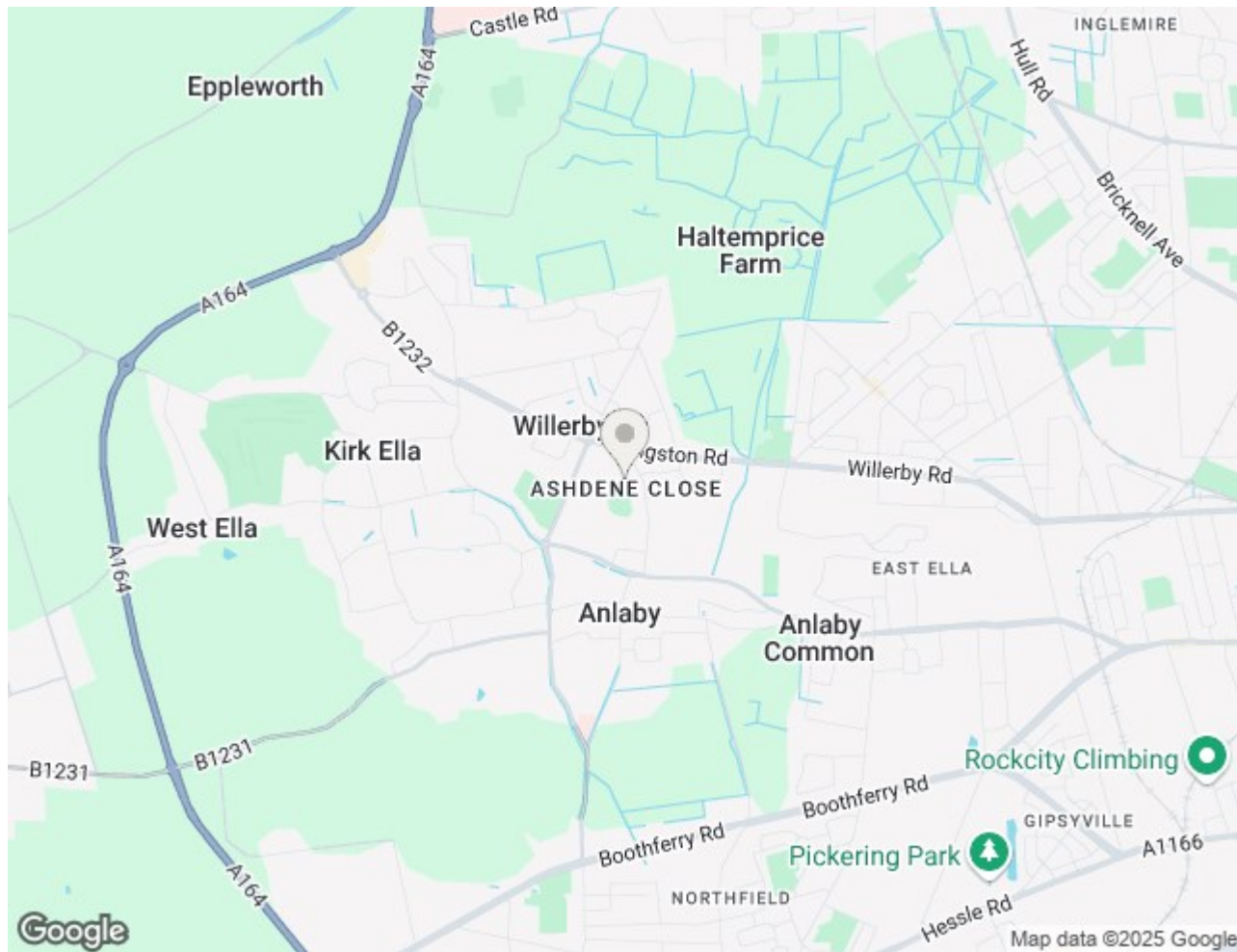
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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. 37.0 SQ. METRES (398.6 SQ. FEET)



## FIRST FLOOR

APPROX. 37.0 SQ. METRES (398.6 SQ. FEET)



TOTAL AREA: APPROX. 74.1 SQ. METRES (797.1 SQ. FEET)

**98 ASHDENE CLOSE, WILLERBY**



