



SYMONDS + GREENHAM

Estate and Letting Agents



39 Ashdene Close, Hull, HU10 6LW

£260,000

Spacious Family Living in the Heart of Willerby – Four Bedrooms, Conservatory & Garage

Tucked away in the ever-popular village of Willerby, this well-presented four-bedroom semi-detached home offers the perfect blend of space, comfort, and convenience – just a short distance from highly regarded schools, excellent local amenities, and with easy access to both Hull city centre and the historic market town of Beverley.

Inside, the accommodation is thoughtfully laid out for modern family life. A welcoming hallway leads to a convenient downstairs W.C., a spacious lounge, and an open-plan kitchen/diner ideal for entertaining or everyday family meals. The conservatory at the rear offers a peaceful spot to relax while enjoying views over the garden.

Upstairs, you'll find four generously sized bedrooms and a well-appointed family bathroom – providing plenty of space for growing families or those working from home.

Outside, the property continues to impress with a well-kept front garden, a private driveway offering off-road parking, and a single garage with an up-and-over door. The rear garden is mainly laid to lawn with a paved patio area – perfect for summer barbecues or watching the kids play.

CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

Symonds + Greenham have been informed that this property is Freehold

If you require more information on the tenure of this property please contact the office on 01482 444200.

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band D

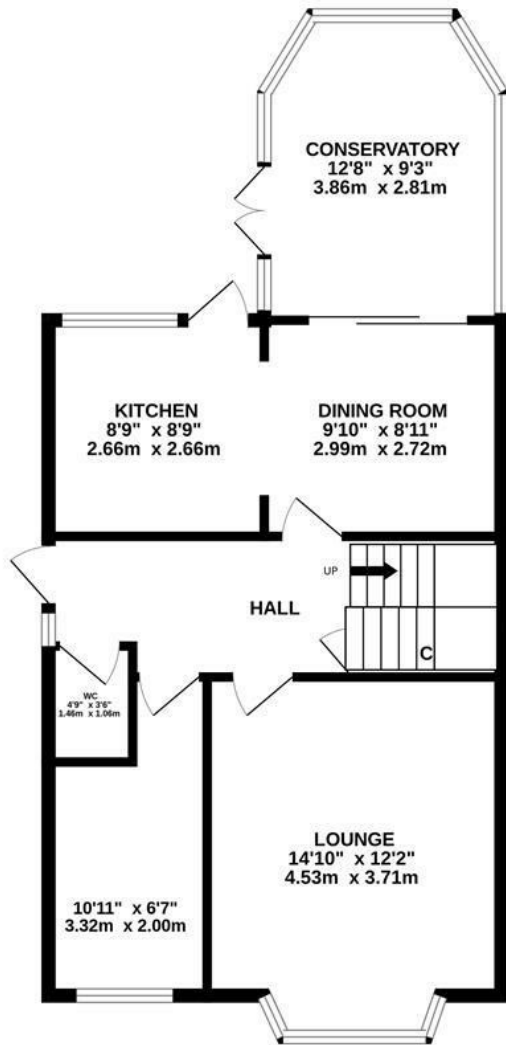
VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

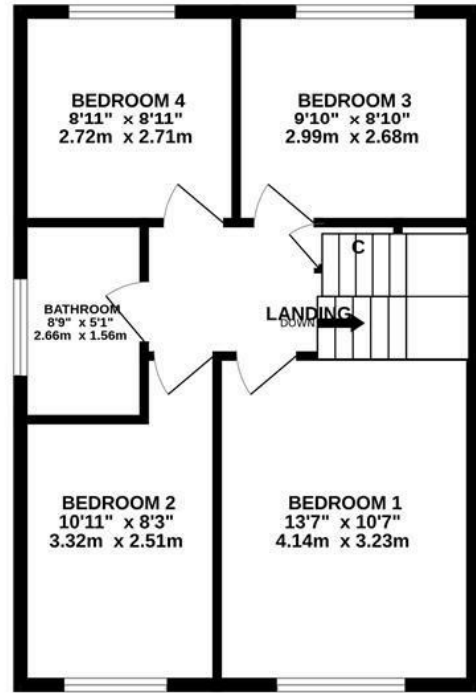
DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

GROUND FLOOR
652 sq.ft. (60.5 sq.m.) approx.



1ST FLOOR
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA : 1174 sq.ft. (109.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(02 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