



Ashby Road, HULL HU4 7JT

Welcome to

Ashby Road, HULL

GUIDE PRICE £120,000 - £125,000

Lovely Home In West Hull with - Entrance Hall, Lounge, Kitchen/Diner, 3 Bedrooms, Family Shower Room & Separate W/C & Gardens! Book your viewing today!



Entrance Hall

With double glazed door to the front and stairs to the First Floor.

Lounge

With double glazed bow window to the front, television point, radiator, understairs cupboard and coving to the ceiling.

Kitchen/Diner

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, induction hob, electric oven, breakfast bar, space for a fridge freezer, plumbing for an automatic washing machine, radiator, spot light points, coving to the ceiling, double glazed window to the rear and double glazed door leading to the Rear Garden.

First Floor

Landing

With loft access.

Bedroom 1

With double glazed window to the front, radiator and fitted cupboard.

Bedroom 2

With double glazed window to the rear, radiator and storage cupboard housing central heating boiler.

Bedroom 3

With double glazed window to the front, radiator and built in cupboard.

Shower Room

Shower Room with shower cubicle vanity wash hand basin, chrome effect towel style radiator and double glazed window to the rear.

Separate W/C

With double glazed window to the rear, vanity wash hand basin and low level wc.

Outside

Front Garden

With wall, gate, gravelled area and side access gate.

Rear Garden

With paved patio area, gravelled area, path, raised beds, fencing and coal shed with power.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Welcome to

Ashby Road, HULL

- GUIDE PRICE £120,000 - £125,000
- Well Presented Home On Ashby Road
- Spacious Lounge & Kitchen/Diner
- 3 Bedrooms
- Excellent Residential Location

Tenure: Freehold EPC Rating: C
Council Tax Band: A

Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.

guide price

£120,000 - £125,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY111222 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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