

Whitakers

Estate Agents



29a Ashdene Close, Hull, HU10 6LW

Offers In The Region Of £245,000

Whitakers Estate Agents are pleased to introduce this immaculate semi-detached family home, conveniently established within the sought-after village of Willerby. Ideally placed to take advantage of an abundance of local amenities, well-regarded schools and excellent transport links, the property is perfectly suited to growing families and those seeking a move-in-ready home in a highly desirable residential location.

Externally to the front aspect, there is a large paved forecourt enclosed by wrought iron fencing. The lowered kerb provides access to off-street parking, while a side driveway extends along the property to the detached garage.

Upon entry, the resident is greeted by a welcoming entrance hall that opens into a bay-fronted lounge and a fitted kitchen/dining room with an adjoining conservatory.

A fixed staircase rises to the first-floor landing, which incorporates useful storage and provides access to the loft hatch. The first floor also constitutes two double bedrooms – the master benefiting from fitted wardrobes – together with a well-proportioned third bedroom, all of which are served by a bathroom furnished with a three-piece suite.

French doors from the conservatory open onto the paved rear garden, which is enhanced with decorative planting and enclosed by perimeter fencing. A step descends to a second enclosed patio, complemented by a gravelled section.

The accommodation comprises

Front external



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Ground floor

Hall

UPVC double glazed composite door and window, central heating radiator, and laminate flooring. Leading to :

Lounge 15'3" x 11'10" (4.65 x 3.61)



UPVC double glazed window, central heating radiator, fireplace with marbled inset / hearth and wooden surround, under stairs storage cupboard, and laminate flooring.

Kitchen / dining room 9'10" x 15'1" (3.02 x 4.60)



UPVC double glazed window, central heating radiator, and tile effect vinyl flooring. Fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, plumbing for a washing machine, and integrated oven with hob and extractor hood above.

Conservatory 7'6" x 10'9" (2.30 x 3.30)



UPVC double glazed throughout with French doors opening to the rear garden, and laminate flooring.

First floor

Landing

With access to the loft hatch, UPVC double glazed window, over stairs storage cupboard, and carpeted flooring. Leading to :

Bedroom one 14'2" x 8'3" (4.34 x 2.53)



UPVC double glazed window, central heating radiator, fitted wardrobes and cupboards, and carpeted flooring.

Bedroom two 11'1" x 8'3" (3.40 x 2.53)



UPVC double glazed window, central heating radiator, and carpeted flooring.

Bedroom three 7'8" x 6'4" (2.35 x 1.95)



UPVC double glazed window, central heating radiator, and carpeted flooring.

Bathroom



UPVC double glazed window, central heating radiator, and fully tiled with vinyl flooring. Furnished with a three-piece suite comprising panelled bath with mixer tap and shower, vanity sink with mixer tap, and low flush W.C.

Rear external



French doors from the conservatory opens onto the paved rear garden which is enhanced with decorative planting. with fencing to the surround

A step descends to the second enclosed patio with a gravelled section.

Garage



Aerial view of the property



The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and it should not be relied upon as a definitive representation. Interested parties are advised to consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - WIB011029001

Council Tax band - C

EPC rating

EPC rating - C

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Ultrafast 10000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Making an offer

In order to progress an offer we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract, we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50.00 - these fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to silicitors to progress a sale.

Whitakers Estate Agent Declaration

Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

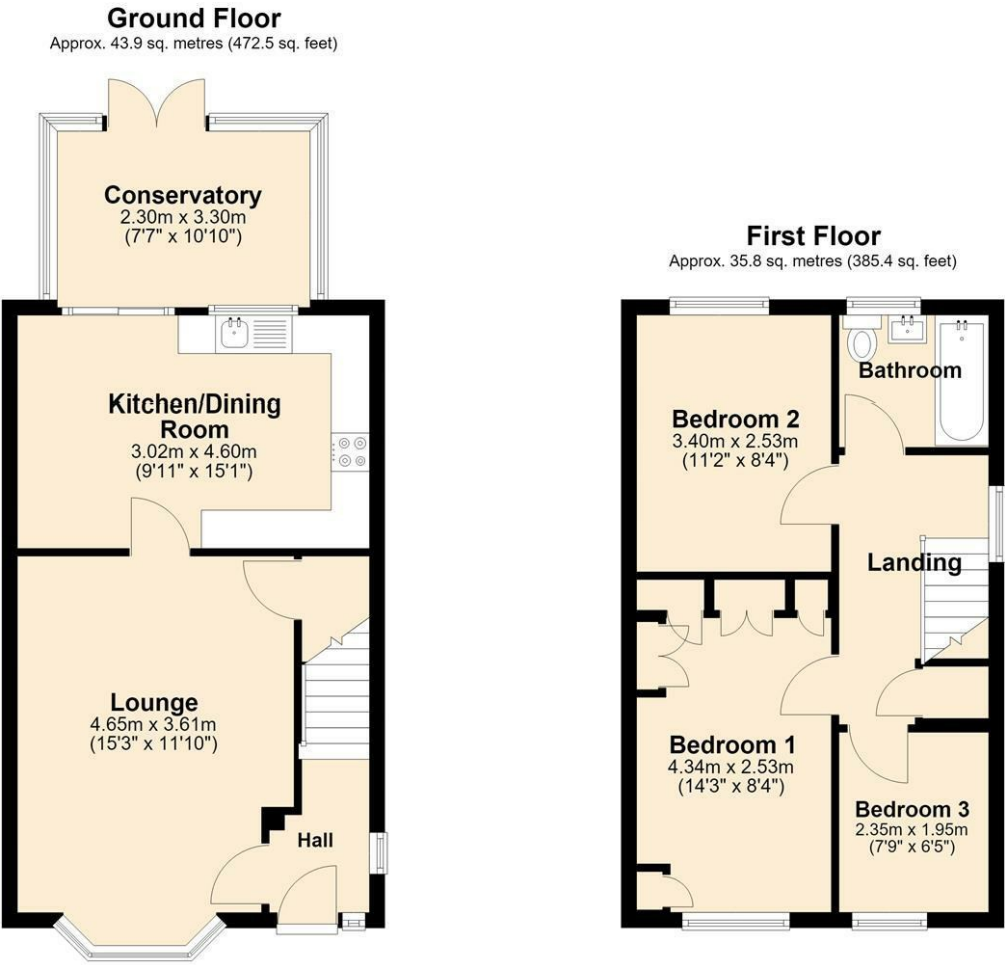
Photographs are intended to shown the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the

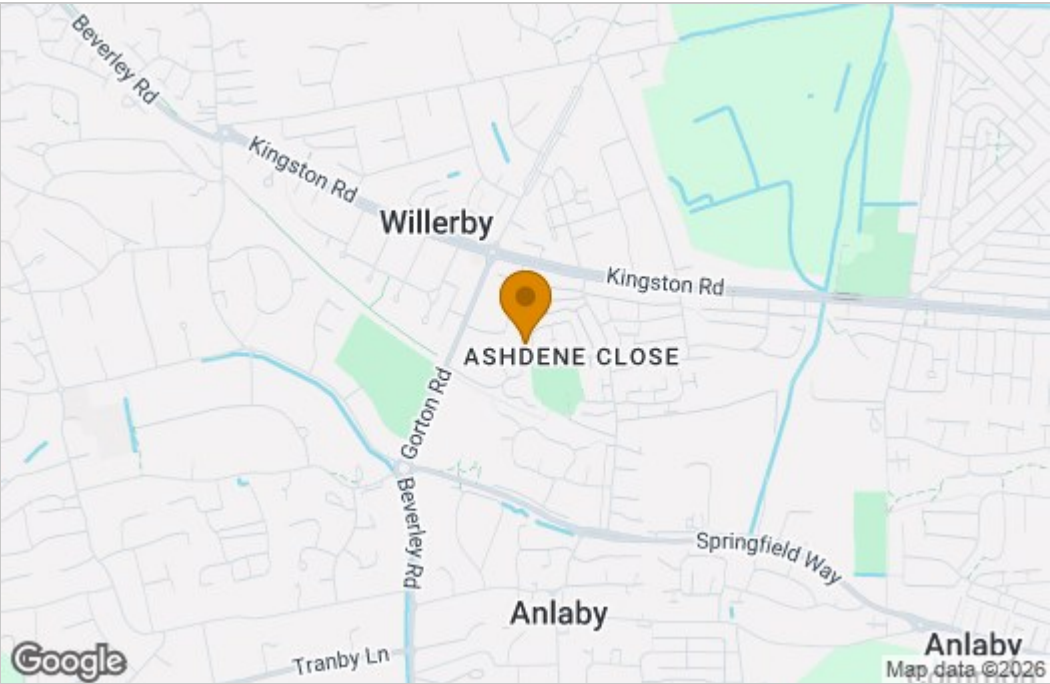
particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

AI may be used in these particulars. No person in the employment of the agents 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 us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

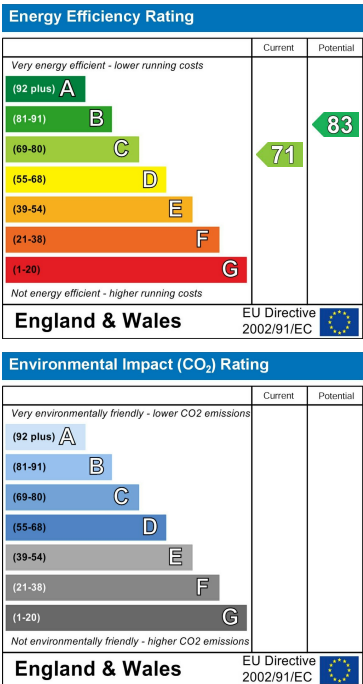
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.