Whitakers
Estate Agents









6 Aspen Close, Hull, HU10 6FR

Offers In The Region Of £240,000

Whitakers Estate Agents are pleased to introduce this attractive three-bedroom semi-detached property, situated on Aspen Close, a modern residential development of just seven properties at the end of Ferndale Avenue in the popular village of Willerby. The property offers well-presented accommodation with a practical layout suited to modern family living.

Externally to the front aspect, the property is approached via a paved forecourt, offering convenient off-street parking for two vehicles, along with EV charger,

Stepping inside, the entrance hall leads through to a comfortable lounge, where a bay window overlooks the front aspect. The ground floor also benefits from a convenient cloakroom, while the fitted kitchen/dining room features a range of floor and eye-level units, integrated appliances and space for dining.

A secluded fixed staircase leads to the first-floor landing, providing access to three bedrooms, including a principal bedroom with its own en-suite shower room. A separate family bathroom serves the remaining bedrooms, completing the first-floor layout.

Bi-folding doors from the kitchen / dining room open onto a patio overlooking the lawned rear garden with fencing to the surround. The property benefits from being very private, and not overlooked at either the front or the rear.

The accommodation comprises

Front external



Externally to the front approach, there is a paved forecourt which accommodates off-street parking for two vehicles.

Ground floor

Entrance hall



Composite glazed door, central heating radiator, and laminate flooring. Wooden door opening to :

Lounge 12'3" x 10'2" (3.75 x 3.10)





UPVC double glazed bay window, central heating radiator, secluded staircase to the first floor, and laminate flooring.

Cloakroom / W.C

Central heating radiator, and laminate flooring. Furnished with a two-piece suite comprising vanity sink with mixer tap, and low flush W.C.

Kitchen / dining room 9'11" x 14'1" (3.03 x 4.31)





UPVC double glazed bi-folding doors, central heating radiator, and laminate flooring. Fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, plumbing for a washer and a dryer, and integrated dishwasher and oven with hob and extractor hood above.

First floor

Landing

With access to the loft hatch, built-in storage cupboard, and carpeted flooring. Leading to :

Bedroom one 12'4" x 8'11" (3.77 x 2.74)





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

En-suite



UPVC double glazed window, central heating radiator, and partly tiled walls and tiled flooring. Furnished with a three-piece suite comprising walk-in enclosure with mixer shower and waterfall feature, pedestal sink with mixer tap, and low flush W.C.

Bedroom two 10'0" x 8'0" (3.05 x 2.46)



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

Bedroom three 9'11" x 5'9" (3.04 x 1.77)



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

Bathroom



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

Rear external





Bi-folding doors from the kitchen / dining room open onto a patio overlooking the lawned rear garden with fencing to the surround.

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 - WIB125006000
Council Tax band - C

EPC rating
EPC rating- TBC

Material Information
Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / Three
Broadband - Basic 16 Mbps / 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.

Agents Declaration
We 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 show 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.

The agents 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.

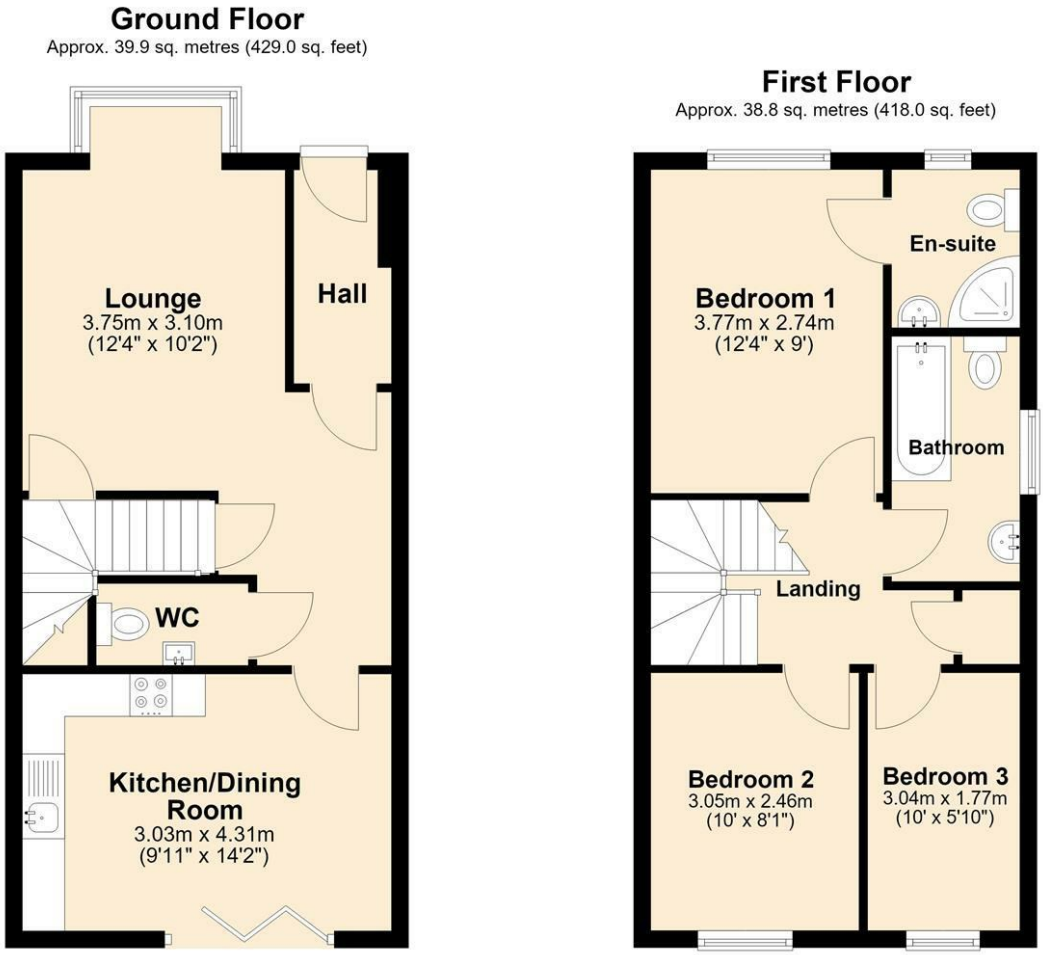
AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

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.

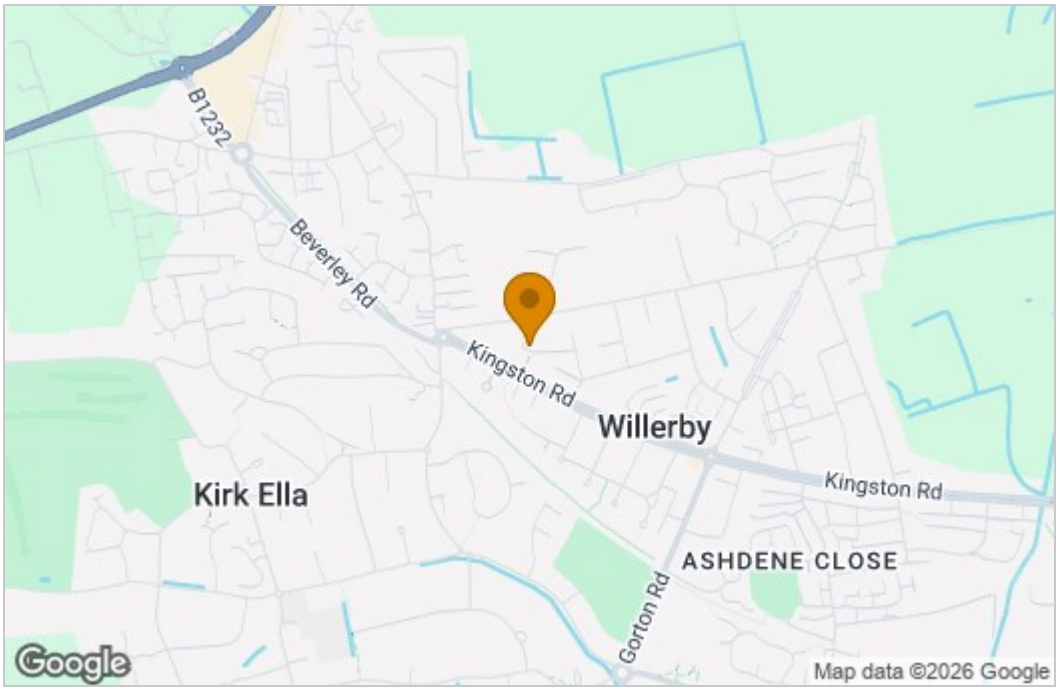
Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Floor Plan

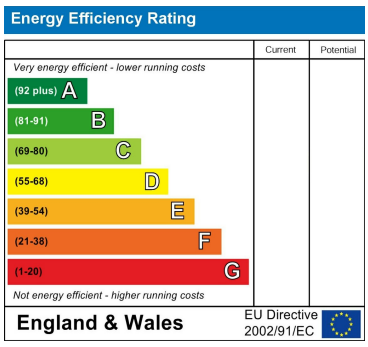


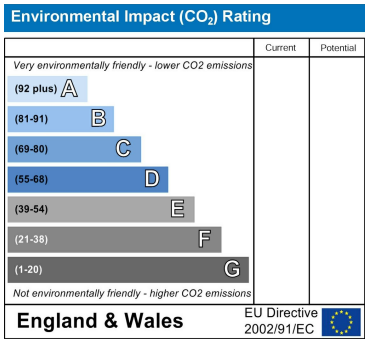
Total area: approx. 78.7 sq. metres (847.0 sq. feet)

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.

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