

Whitakers

Estate Agents



1 Ashendon Drive, Hull, HU8 8DY

Asking Price £155,000

Whitakers are delighted to bring this well presented modern semi detached home to the market.

Situated on a generously proportioned corner plot on this ever popular development, well located for shops and local amenities together with excellent transport links into the City centre and beyond, the property represents an ideal opportunity for a first time buyer or growing family to purchase a family home in "move in" condition!

Briefly comprising internally; entrance hall, spacious lounge and fitted dining kitchen to the ground floor, upstairs there is a central landing connecting the three bedrooms and a stylish fully tiled modern bathroom.

Also benefiting from gardens to the front, side and rear, a detached garage and driveway parking, together with gas central heating and UPVC double glazing, internal inspection is recommended!

The accommodation comprises

Entrance Hallway

Composite front door into central entrance hallway with tiled flooring and under stair storage cupboard.

Lounge 14'2 x 15'9 (4.32m x 4.80m)



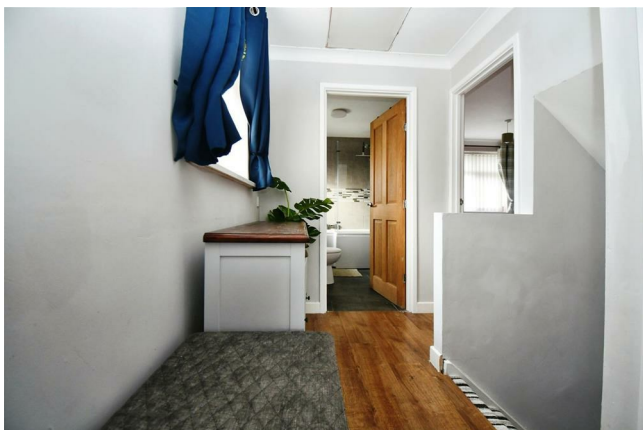
With laminate flooring, UPVC bay window to the front aspect, feature fireplace with inset electric fire and central heating radiator with door to central staircase.

Dining Kitchen 10' x 15'9 (3.05m x 4.80m)



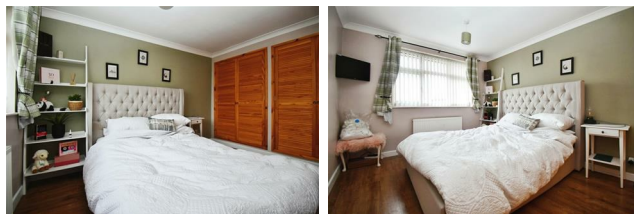
With a range of fitted wall and base units, hardwood work surfaces and tiled splash backs. 4 ring induction hob with fan oven below and extractor over. Inset resin topped stainless steel sink, integrated dish washer, plumbing for automatic washing machine and ample space for free standing fridge/freezer. Tiled flooring, ample space for family dining and UPVC window and French doors to rear garden. Open to central staircase rising to....

First Floor Landing



Spacious central landing with laminate flooring and UPVC window to side aspect.

Bedroom One 12' x 9'9 max (3.66m x 2.97m max)



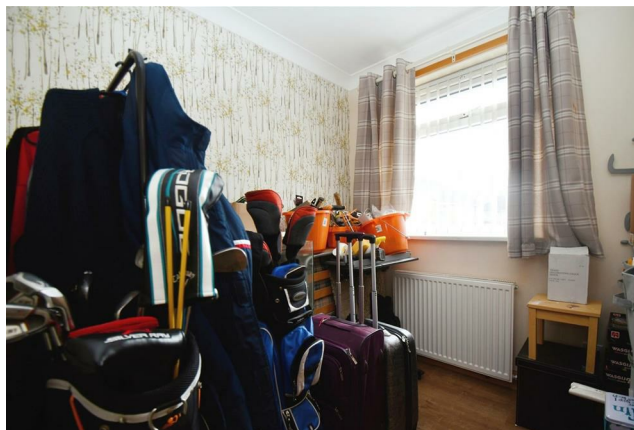
Laminate flooring, UPVC window to front aspect, built in wardrobes and central heating radiator.

Bedroom Two 10' x 10'11 (3.05m x 3.33m)



Laminate flooring, UPVC window to rear aspect and central heating radiator.

Bedroom Three 6'10 x 6'4 (2.08m x 1.93m)



Laminate flooring, UPVC window to rear aspect and central heating radiator.

Bathroom 8'8 x 5'6 (2.64m x 1.68m)



Modern bathroom featuring shaped bath with fitted screen and electric shower over. Concealed

cistern low flush wc and hand wash basin over vanity unit, ladder effect heated towel rail, fully tiled walls and floors, built in storage cupboard and UPVC to side aspect.

Outside



The property sits on a spacious corner plot with lawned gardens to front and side whilst to the rear is a lovely enclosed garden with patio area extending to the side, lawn and fencing to perimeters with gate access to the rear driveway and detached single garage which also features internal door into garden.

Council Tax

Council Tax band B

Kingston upon Hull City Council

Tenure

The property is Freehold

EPC

Awaited

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 Notes:

Services, fittings & equipment referred to in these sales particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

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.

Material Information:

Construction - Brick/Tile

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 4 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

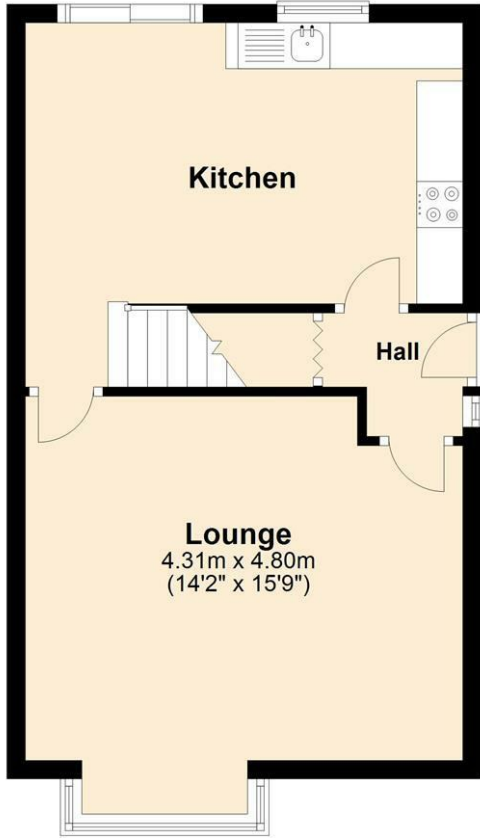
Planning - Whilst there are historic applications in the area, non are specific to the property.

Whitakers Estate Agent Declaration:

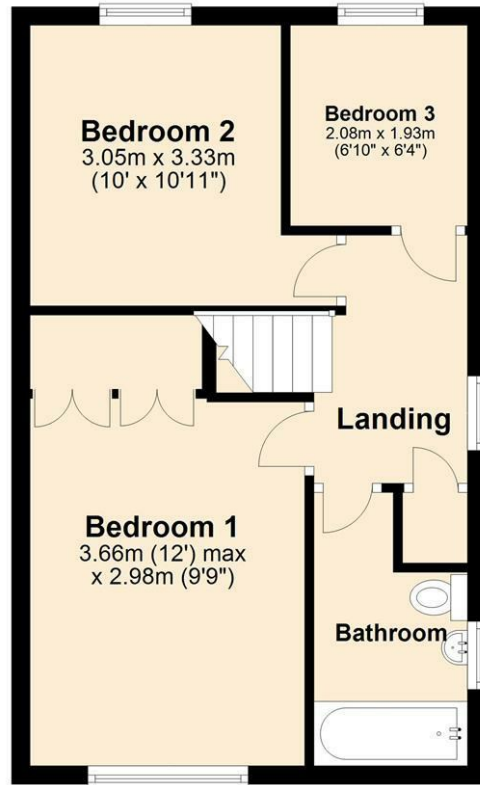
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Floor Plan

Ground Floor

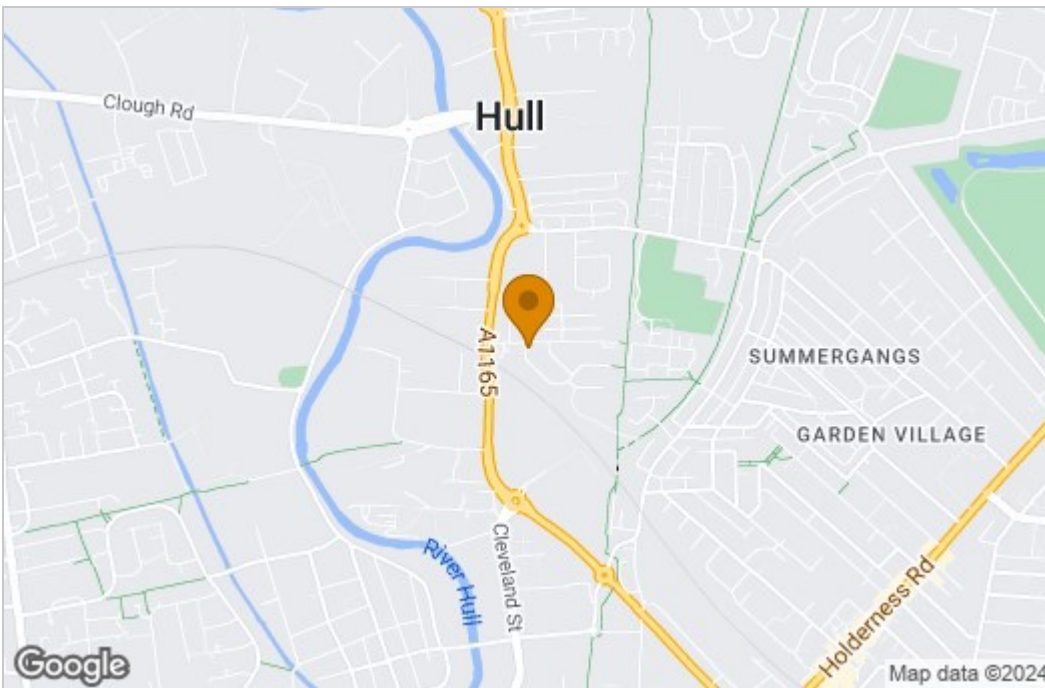


First Floor

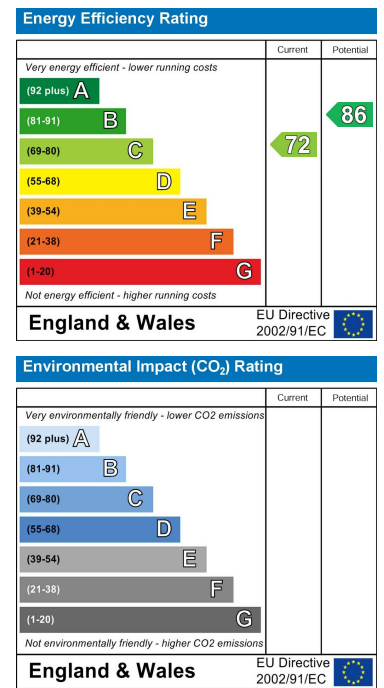


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.