

Whitakers

Estate Agents



10 Ashbridge Close, Beverley, HU17 0ZG

£285,000

Whitakers Estate Agents are pleased to introduce this immaculate showcase of the Geneva by reputable builders Messers Strata Homes on their highly sought after Anthem development in Beverley.

The residence features a host of upgrades on the standard package and enjoys close proximity to the town centre with its abundance of local amenities and leisure facilities. The new owner can also access the Flemingate shopping centre via a pedestrian path.

The internal layout briefly comprises : ground level entrance hall incorporating a cloakroom and open plan lounge / kitchen with fitted appliances.

The first floor boasts two double bedrooms, a bathroom furnished with a three-piece suite and a lobby with a fixed staircase to the master bedroom with en-suite shower room.

Externally to the front aspect, there are two parking spaces with a private side passage to the back of the property. The southerly facing rear garden is mainly laid to lawn with a patio and fencing to the surround.

Taken together, the accommodation on offer is ideal for a growing family seeking to reside within the catchment of Ofsted rated 'Outstanding' and 'Good' schools.

An internal inspection is recommended to really appreciate the accommodation on offer.

The accommodation comprises

Front external



Externally to the front aspect, there are two parking spaces with a private side passage to the back of the property.

Ground floor

Entrance hall

Composite entrance door, central heating radiator, under stairs storage cupboard and tiled flooring. Leading to :

Cloakroom

Central heating radiator, tiled flooring and furnished with a two-piece suite comprising wash basin with mixer tap and low flush W.C.

Lounge 10'4" x 16'2" (3.17 x 4.95)



UPVC double glazed French doors to the rear garden, central heating radiator and laminate flooring.

Kitchen / dining room 16'2" x 8'11" (4.95 x 2.73)



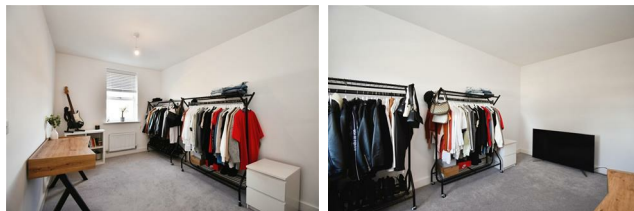
UPVC double glazed window, central heating radiator, tiled flooring and furnished with a range of floor and eye level units, contemporary worktops with splashback panelling above, sink with mixer tap and a range of integrated appliances including: oven and grill combination, hob with extractor hood above, fridge-freezer and washer/dryer.

First floor

Landing

Built-in storage cupboard and carpeted flooring. Leading to :

Bedroom two 14'1" x 8'11" (4.30 x 2.72)



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

Bedroom three 12'2" x 8'11" (3.72 x 2.73)



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

Bathroom



UPVC double glazed window, central heating radiator, partly tiled to splashback areas with tiled flooring and furnished with a three-piece suite comprising panelled bath with dual taps and mixer shower, wash basin with mixer tap and low flush W.C.

Lobby

UPVC double glazed window, carpeted flooring and fixed staircase to the second floor.

Second floor

Master bedroom 16'4" x 16'2" (5.00 x 4.95)



With access to the loft hatch, two UPVC double glazed window, two central heating radiators, fitted wardrobes and laminate flooring.

En-suite shower room



Roof style window, central heating radiator, partly tiled to splash back areas with tiled flooring and furnished with a three-piece suite comprising walk-in enclosure with mixer tap/waterfall shower, wash basin with mixer tap and low flush W.C.

Rear external



The southerly facing rear garden is mainly laid to lawn with a patio and fencing to the surround. The residence also benefits from having an outside tap.

Aerial view of the property / land boundary



Tenure

The property is held under Freehold tenureship.

Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - WOO199010000

Council Tax band - D

EPC rating

EPC rating - B

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

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 sale 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.

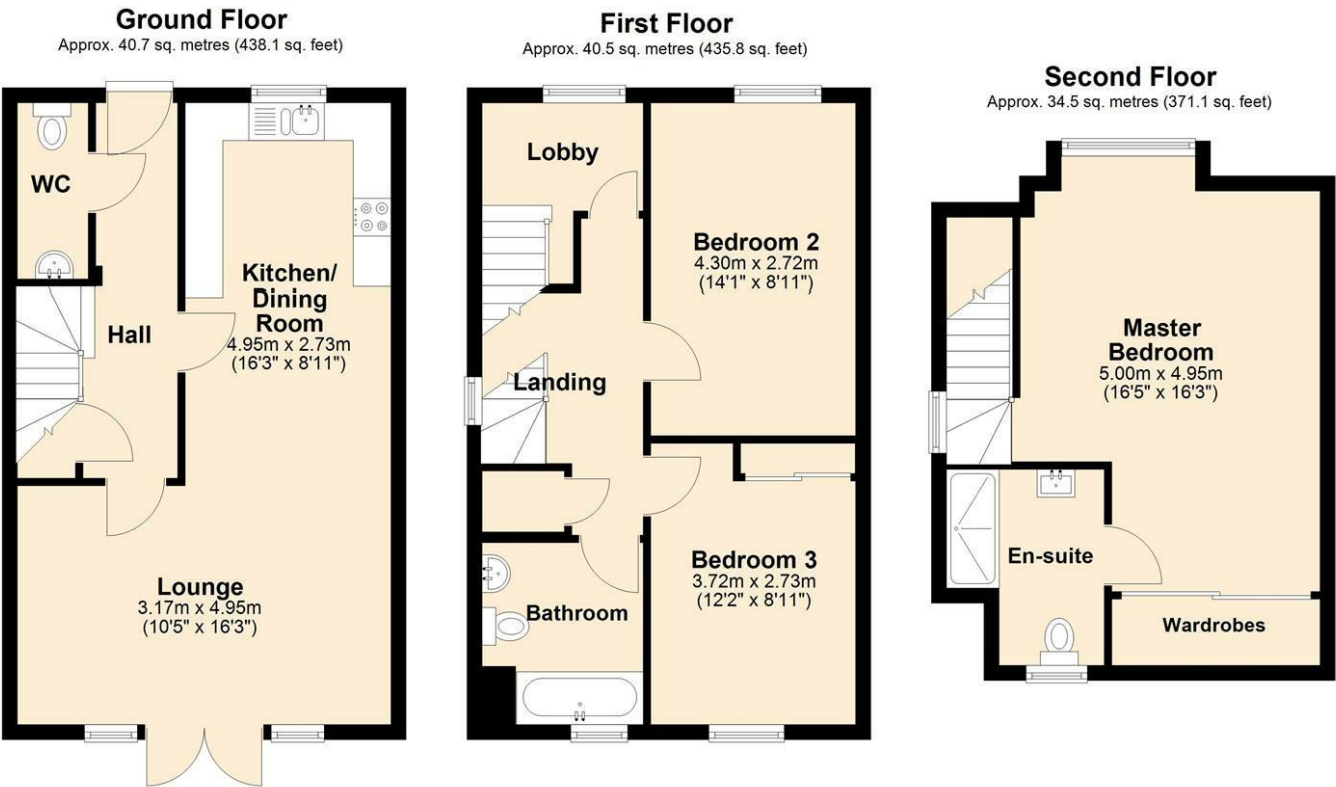
Free Market Appraisals / Valuations

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.

Whitakers Estate Agent Declaration

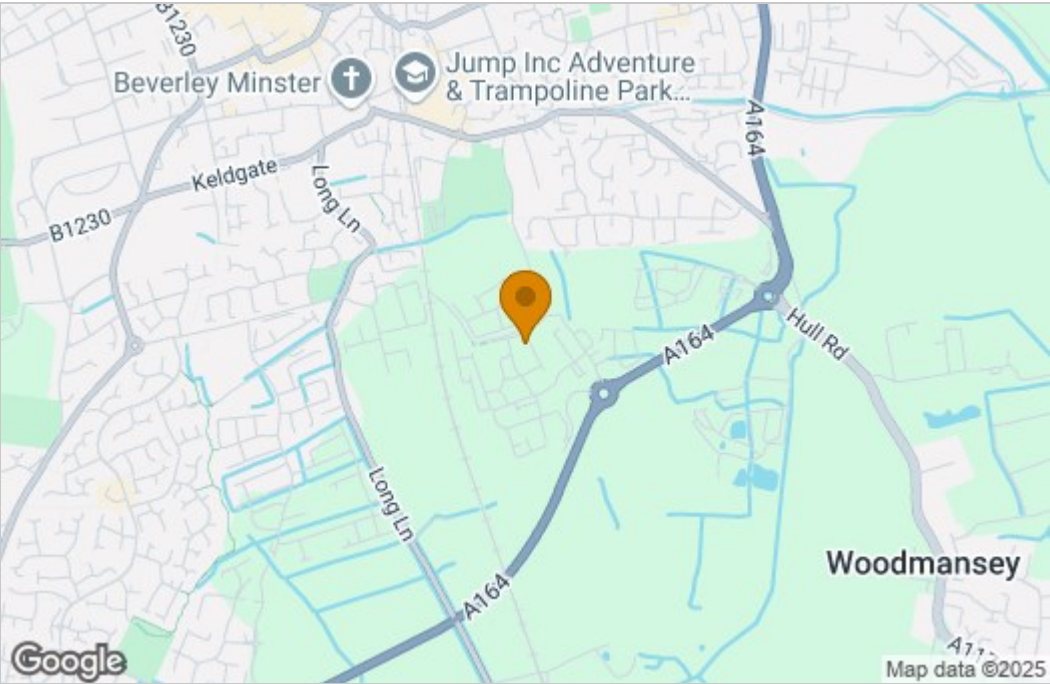
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Floor Plan

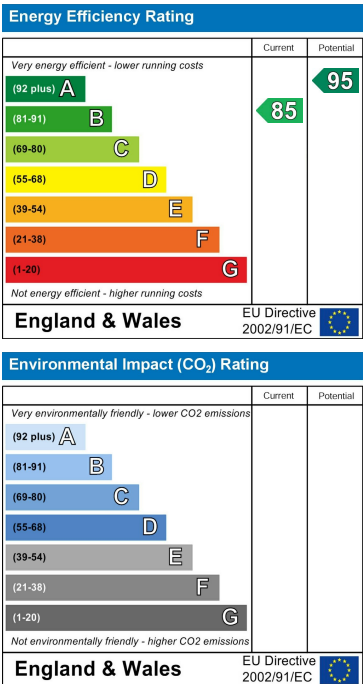


Total area: approx. 115.7 sq. metres (1245.1 sq. feet)

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.