

Whitakers

Estate Agents



46 Astley Close, Hull, HU12 8FL

Asking Price £280,000

Whitakers are delighted to bring this Stunning 3 bedroom detached home to the market!

Situated in the popular market town of Hedon, well located for local shops, amenities and highly regarded schools, the property has been extensively improved and remodelled by the current owners to present outstanding and versatile family accommodation in true "show home" condition!

Positioned on a quiet cul-de-sac within this sought after modern development and tastefully and stylishly presented throughout, the property briefly comprises; entrance hallway, downstairs cloakroom, open plan lounge/dining kitchen and separate dining/living room to the ground floor whilst to the first floor there are 3 generously sized bedrooms, the master being en-suite and a modern family bathroom.

Having the additional benefit of a lovely enclosed rear garden and private driveway together with gas central heating and uPVC glazing throughout, early viewing is highly recommended to fully appreciate the standard of accommodation offered!

Hedon is located approximately 6.5 miles from Hull City Centre with excellent transport links into the City and out to the East Coast and is well-regarded for its excellent schools and a variety of local amenities, including supermarkets, restaurants, and public houses.

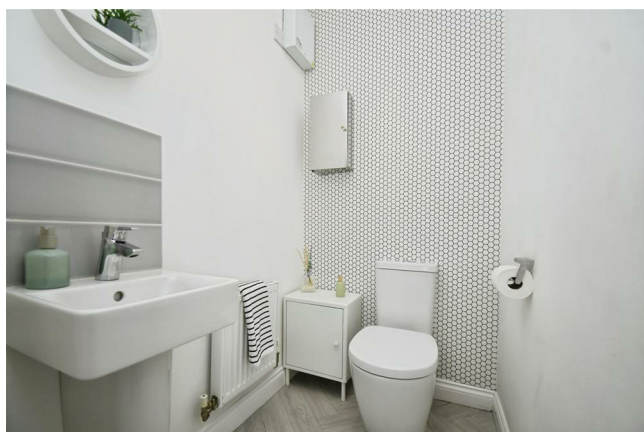
The Accommodation Comprises

Entrance Hallway



Composite entrance door into bright and spacious hallway with luxury vinyl flooring, uPVC window to side aspect, central heating radiator, stairs to first floor and door into....

Downstairs Cloakroom



Luxury vinyl flooring, low flush wc, hand wash basin and central heating radiator with tiling to water sensitive areas.

Lounge 14'4 max x 11'4 (4.37m max x 3.45m)



Door from entrance hallway into lounge area with uPVC square bow window to front aspect, wall mounted electric fire, central heating radiator and luxury vinyl flooring which continues into.....

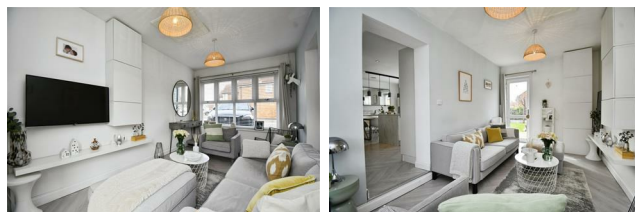
Dining Kitchen 13'6 x 18' (4.11m x 5.49m)



With uPVC French doors into garden, central heating radiator and space for family dining. The luxurious fitted kitchen features a breakfast bar/Island with composite sink, integrated dish washer and plumbing for automatic washing machine together with contemporary white under counter cupboards with contrasting work surface. A further range of matching fitted white wall, base and tower units with contrasting work surfaces

feature an induction hob and integrated mid level electric fan oven whilst there is space for larger style fridge freezer and a uPVC window to the rear aspect.

Sitting room 16'8 x 8'10 (5.08m x 2.69m)



The versatile second reception room features a uPVC window to front aspect, luxury vinyl flooring, central heating radiator and uPVC door into rear garden.

First Floor Landing



Stairs from entrance hallway to first floor with carpeted flooring, storage cupboard and loft access hatch.

Bedroom One 10'3 x 11'4 (3.12m x 3.45m)



With laminate flooring, uPVC window to rear aspect, central heating radiator and door into....

En-suite



Single tiled shower cubicle with mains shower, concealed cistern wc and vanity sink unit. Heated chrome ladder style towel rail, wall tiling to water sensitive areas, vinyl flooring, extractor fan and uPVC window to side aspect.

Bedroom Two 11'8 x 11'4 (3.56m x 3.45m)



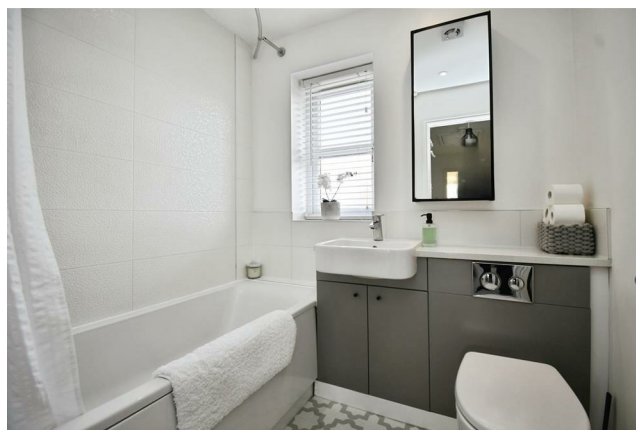
With laminate flooring, uPVC window to front aspect and central heating radiator

Bedroom Three 7'10 x 7'10 (2.39m x 2.39m)



With laminate flooring, uPVC window to rear aspect and central heating radiator

Family Bathroom 6'7 x 5'11 (2.01m x 1.80m)



Modern family bathroom comprising panel bath with mains shower over, concealed cistern low flush wc and vanity sink unit. Heated chrome ladder style towel rail, wall tiling to water sensitive areas, extractor fan and uPVC window to front aspect.

Outside



To the front of the property is a lawned garden with slate decorative borders and side driveway providing off road parking. Side gate access leads to the lovely enclosed rear garden laid mainly to lawn with borders featuring an array of mature plants and shrubs, paved patio seating areas, storage shed and fencing to perimeters.

Tenure

The property is Freehold

Council Tax

Council Tax band D

East Riding of Yorkshire Council

EPC

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 - Very Low

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

Broadband - Basic 21 Mbps, Ultrafast 10000 Mbps

Coastal Erosion - No

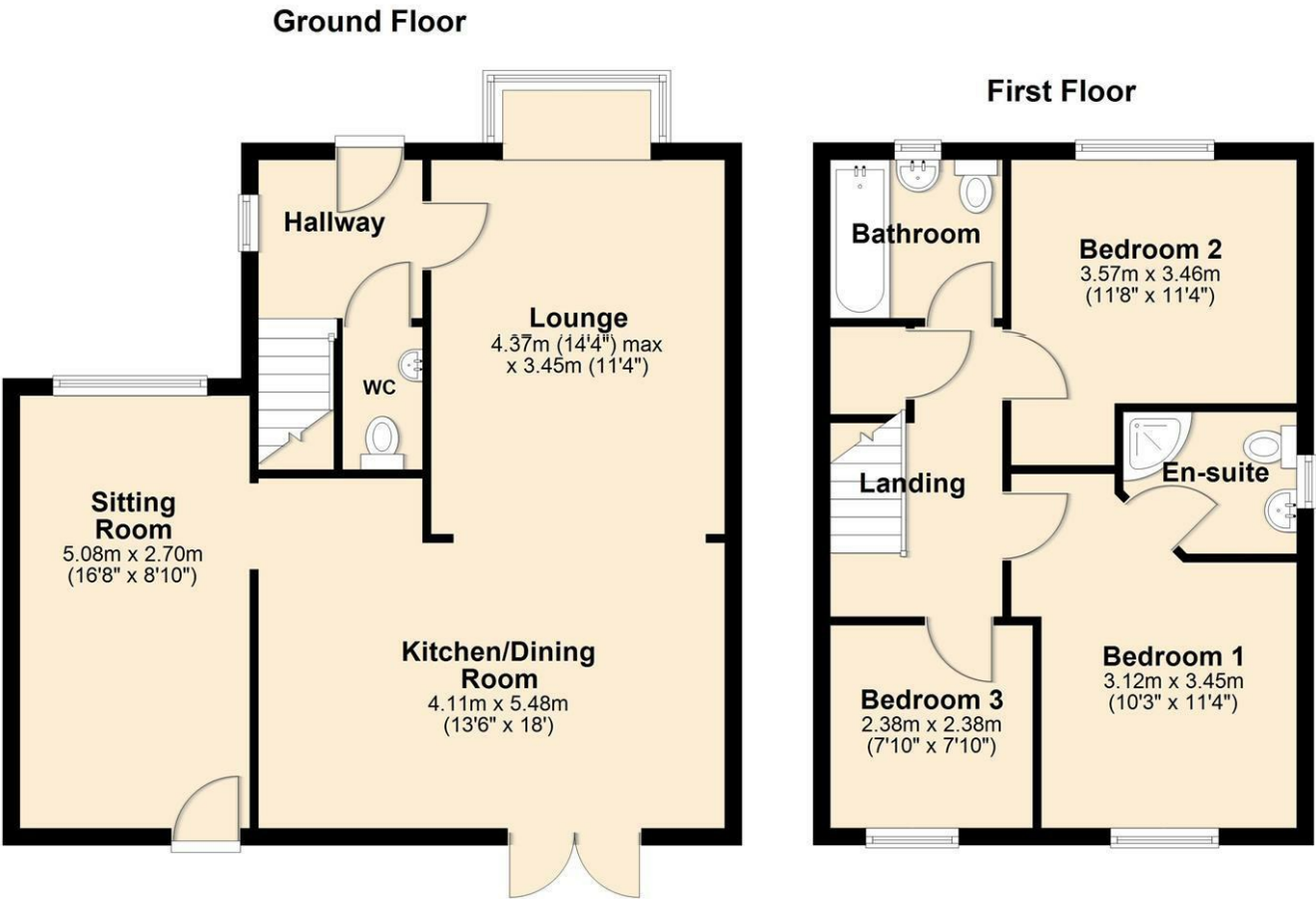
Coalfield or Mining Area - No

Planning - No

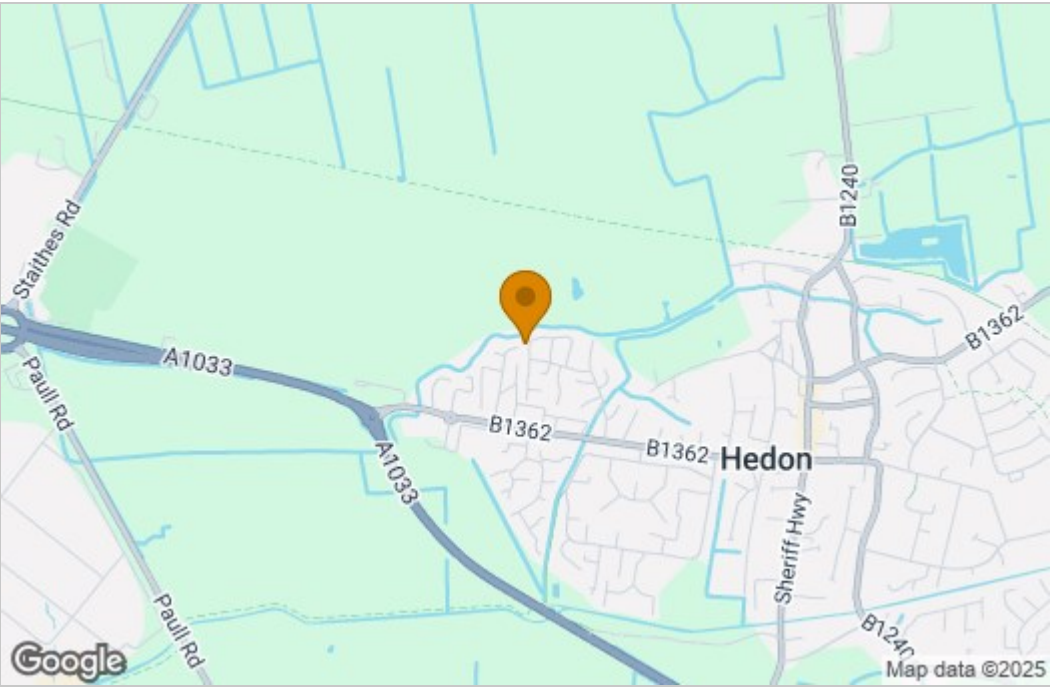
Whitakers Estate Agent Declaration:

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

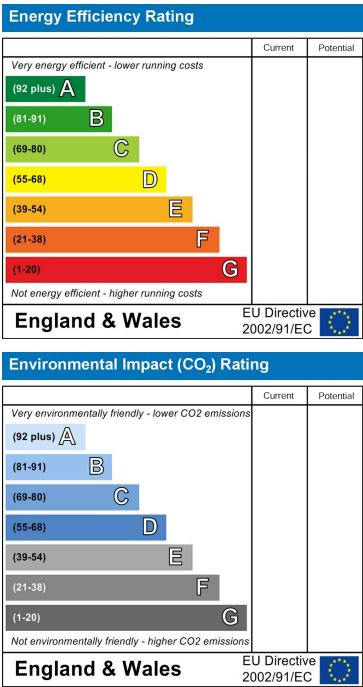
Floor Plan



Area Map



Energy Efficiency Graph



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