

# Whitakers

Estate Agents



## 6 Ashthorpe, Hull, HU6 9HH

**Asking Price £100,000**

Whitakers are delighted to bring this 3 bedroom extended terraced property to the market!

Well positioned on a quiet cul-de-sac and enjoying open aspect to the front, the property is well located for local shops, schools and amenities as well as excellent transport links around the city.

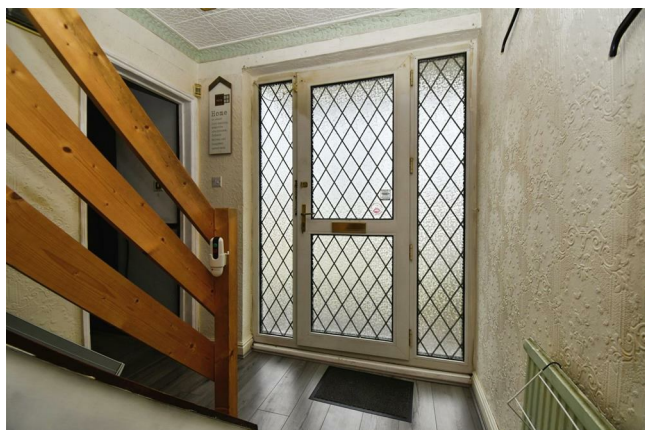
Offering spacious family accommodation, the property briefly comprises; entrance hallway, through lounge/dining room, modern fitted kitchen and a spacious and versatile utility area to the ground floor whilst to the first floor there are three generous bedroom and a spacious 4 piece family bathroom.

Also benefitting from front and rear gardens and garage together with gas central heating and uPVC glazing, the property would be ideal for first time buyers, families and investors alike hence, early viewing is recommended!



## The Accommodation Comprises

### Entrance Hallway



uPVC entrance door into hallway with laminate flooring and central heating radiator

### Lounge/Dining Room 21 x 6'7 (6.40m x 2.01m)



Laminate flooring, 2 central heating radiators, fire surround with inset gas fire (not connected) and uPVC windows to front and rear aspect.

### Kitchen 10'4 x 8'6 (3.15m x 2.59m)



Modern fitted kitchen comprising a range of contemporary grey wall and base units with contrasting work surfaces and splash backs. 4 ring gas hob with extractor over and electric fan oven below, stainless steel sink/drainage and plumbing for dish washer. Tiled flooring, under stair storage and uPVC window and door into....

### Utility Room 8'8 x 18'4 max (2.64m x 5.59m max)



Spacious and versatile area with plumbing for automatic washing machine, electric supply and lighting, internal door into storage area and uPVC windows and door into rear garden.

## First Floor Landing

With laminate flooring and two storage cupboards.

### Bedroom One 12' x 11'4 (3.66m x 3.45m)



Laminate flooring, central heating radiator and uPVC window to front.

### Bedroom Two 12' x 8'4 (3.66m x 2.54m)



Laminate flooring, central heating radiator and uPVC window to front.

### Bedroom Three 8'9 x 11' (2.67m x 3.35m)



Laminate flooring, central heating radiator and uPVC window to rear.

### Bathroom 5'6 x 11'6 (1.68m x 3.51m)



4 piece suite comprising shower with electric wall mounted shower over, bathe, low flush wc and sink with vanity unit. Laminate tiled flooring, wall tiling to water sensitive areas, central heating radiator and uPVC window to rear aspect.

## Outside



The front garden is mainly paved with mature plants and shrubs and overlooks the green common area whilst shared side passage leads to the rear of the property. The low maintenance rear garden features artificial lawn, timber entrance gate and further timber double gates giving the option for further parking.

### Garage

With up and over door, electric supply and side window and door into rear garden.

### Tenure

The property is Freehold

### Council Tax

Council Tax band A

Kingston upon Hull City Council

### EPC

EPC rating C

### 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 - The property does not appear on the Hull City Council non-standard construction list however buyers should rely upon their own

survey

Conservation Area -

Flood Risk -

Mobile Coverage/Signal -

Broadband - Basic 3 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

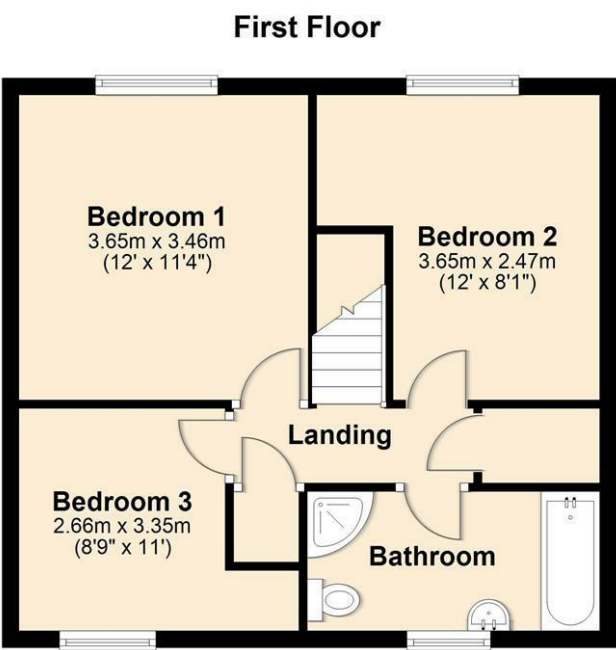
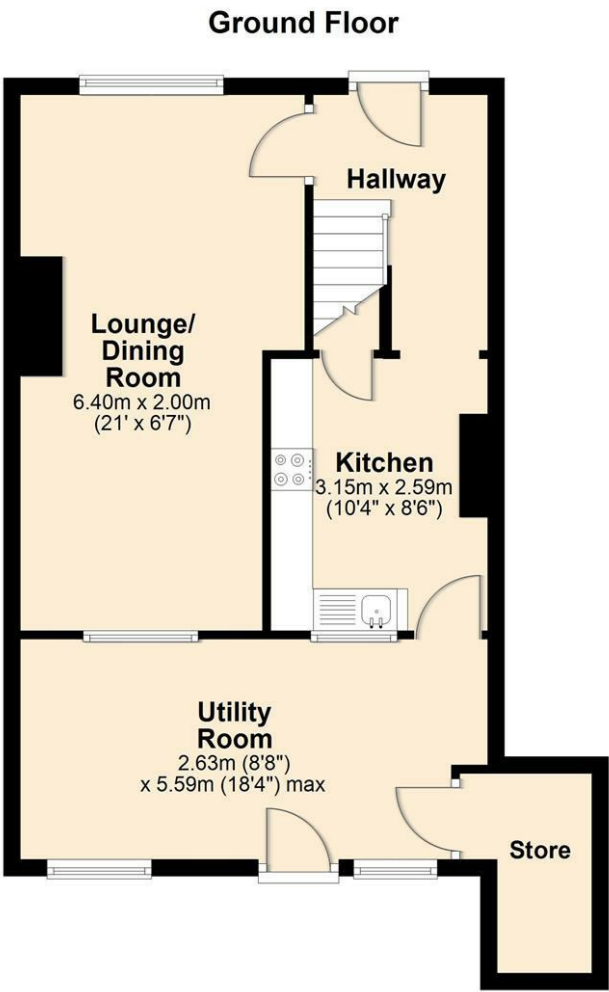
Coalfield or Mining Area - No

Planning - No

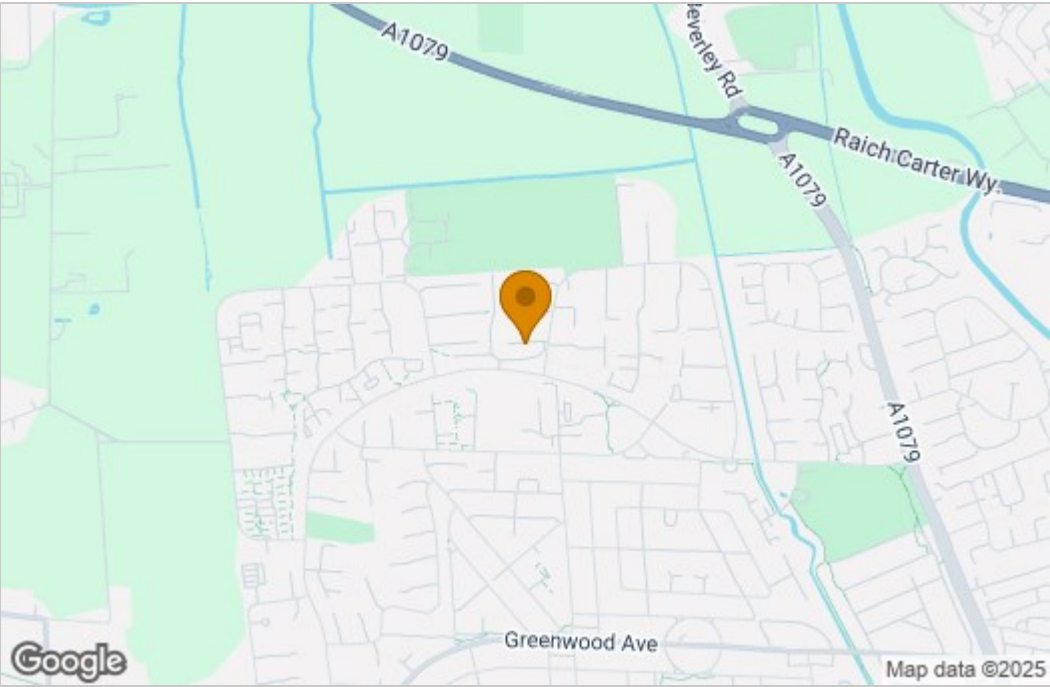
### Whitakers Estate Agent Declaration:

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.

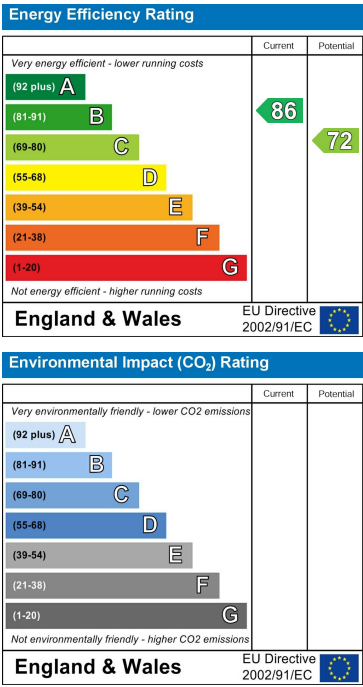
Floor Plan



Area Map



Energy Efficiency Graph



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.