

# Whitakers

Estate Agents



## 1 Ashworthy Close

Bransholme, Hull, HU7 4EU

£94,950



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## Entrance Hall

Useful under stairs storage cupboard and a radiator.

## Cloak Room

A low level wc,, wash hand basin and a radiator

## Lounge

Windows to the front and rear aspects, tiled floor and a radiator.

## Fitted Kitchen

A range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit with mixer tap. Windows to the front and rear aspects, tiled floor and partially tiled walls, a radiator and integrated appliances include an electric oven, four ring gas hob and a stainless steel over head extractor canopy.

## Landing

Window to the rear aspect and radiator.

## Bedroom One

Window to the front aspect and a radiator Fitted wardrobes, over head cupboards, dressing table unit and drawers.

## Bedroom Two

Window to the front aspect and a radiator, Built in storage cupboard, fitted wardrobes, over head cupboards, dressing table unit and drawers.

## Bedroom Three

Window to the front aspect. fitted wardrobe, over head cupboards and a radiator.

## Bathroom

A coloured suite to comprise a panelled corner bath,

wash hand basin with a pedestal and a low level wc unit. Tiled walls and a radiator and there is an electric shower unit within and independent enclosure.

## Gardens

Gardens of good proportion to the front and rear.

## Single Garage

Accessible via the rear of the property.

## Council Tax

Hull City Council -band A

## Tenure

This property is freehold

## 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.

Tel: 01482 877177



### 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:

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.

### Material Information:

Construction - Brick and timber frame under tiled roof

Conservation Area - No

Flood Risk -Low

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

Broadband - Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area -No  
Planning -No



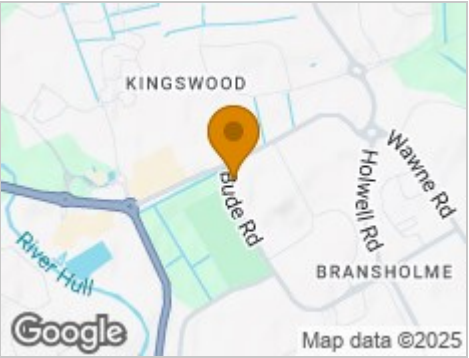
Road Map



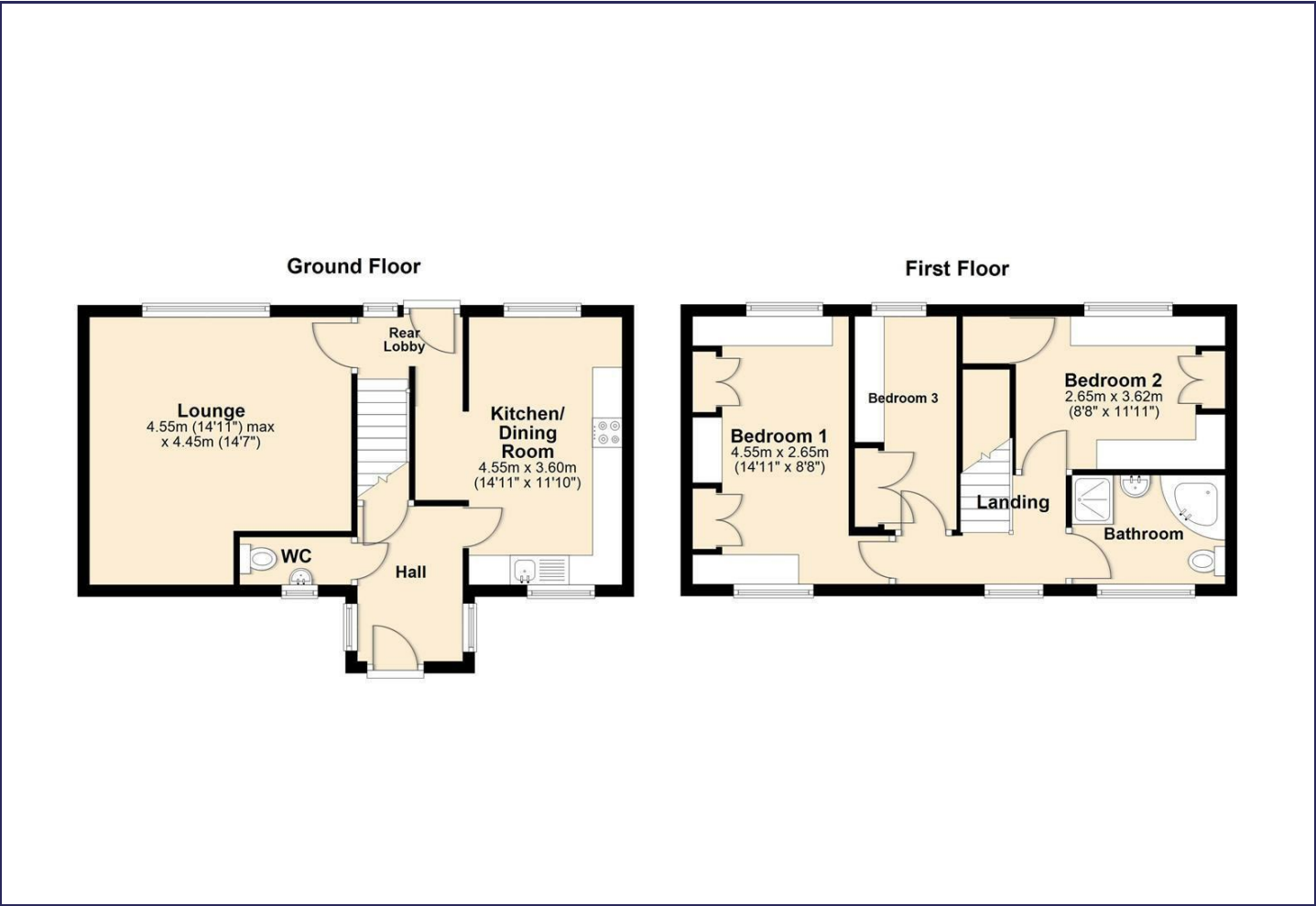
Hybrid Map



Terrain Map



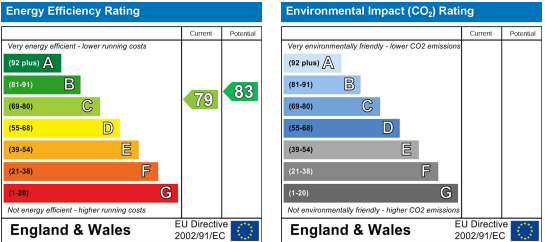
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - Sutton Office Office on 01482 877177 if you wish to arrange a viewing appointment for this property or require further information.

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.