



4 Aspen Close

Willerby, Hull, HU10 6FR

£214,995



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External Approach

Situated at the end of Ferndale Avenue on a block paved cul-de-sac, the property has the benefit of two parking spaces to the front with paved walkway leading to the front door.

Ground Floor:

Entrance

Entrance into the lounge via a double glazed entrance door.

Lounge

19'1" x 14'2" max (5.83m x 4.32m max)

With a double glazed square bay window to the front and an additional double glazed window to the side. With access to under stairs storage, two radiators and laminate floor coverings.

Dining Kitchen

9'11" x 14'2" (3.03m x 4.32m)

To the rear of the property with bi-folding doors leading to rear garden. A modern kitchen fitted with a range of base and wall mounted units, complimenting laminate worktops with tiling to the splashback areas, inset sink unit, inset four ring gas hob with built in double oven below, integrated dishwasher and washing machine. Radiator and laminate floor covering.

Cloakroom/ WC

3'2" x 5'9" (0.98m x 1.76m)

A two piece suite comprising low level WC and sink set within a vanity unit comprising storage. Radiator and laminate floor covering.

First Floor:

Landing

Providing access to all first floor rooms with the exception of the en suite. Storage cupboard and carpet flooring.

Master Bedroom

12'4" x 9'4" (3.77m x 2.87m)

To the front of the property with a double glazed window, radiator and carpet flooring.

En Suite

6'1" x 4'6" (1.87m x 1.38m)

Fitted with a three piece suite in white, comprising corner shower cubicle, pedestal sink unit and low level WC. With heated chrome towel rail, double glazed window to the front and vinyl floor covering.

Bedroom Two

9'11" x 7'11" (3.04m x 2.42m)

To the rear of the property with a double glazed window, radiator and carpet flooring.

Bedroom Three

9'11" x 5'10" (3.04m x 1.78m)

Also to the rear of the property with a double glazed window, radiator and carpet flooring.

House Bathroom

9'3" x 4'5" (2.84m x 1.36m)

Fitted with a three piece suite in white, comprising panelled bath with thermostatic shower over, pedestal sink unit and low level WC. With heated chrome effect towel rail, double glazed window to the side and vinyl floor covering.

Rear Garden

An enclosed, low maintenance garden with patio area for outdoor seating, artificial lawn and storage shed.

Council Tax Band

We have been advised the property is Council Tax Band C

ADDITIONAL INFORMATION

Tenure:

Freehold

Disclaimer:

Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.



Road Map



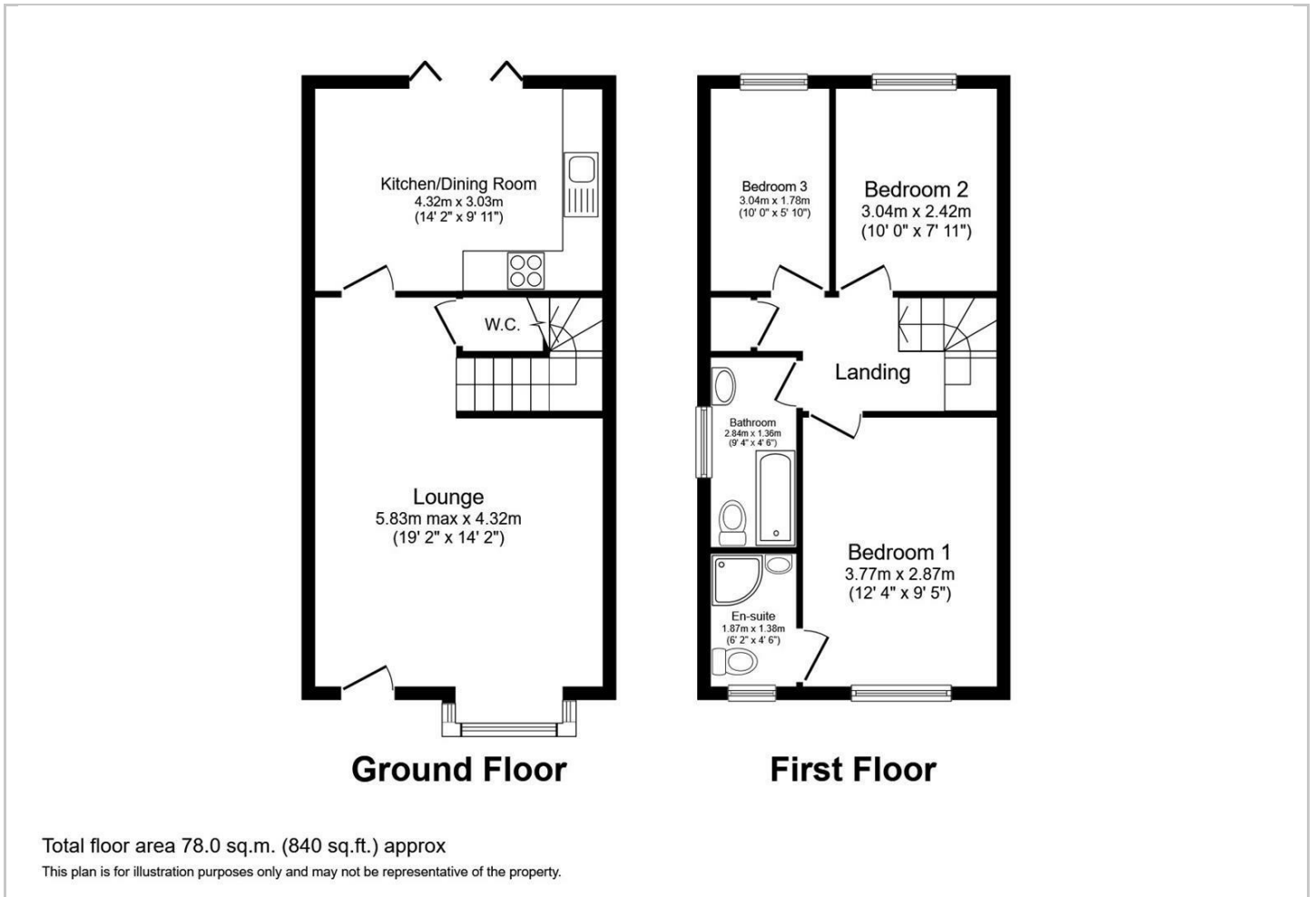
Hybrid Map



Terrain Map



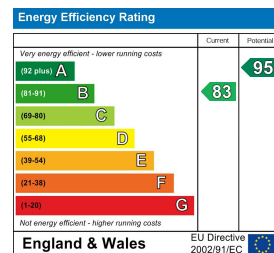
Floor Plan



Viewing

Please contact our Hull Office on 01482 322411 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.