

613 Anlaby Road, Hull, HU3 6SU

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## Ascott Close, Hull, HU4



**Asking Price £270,000**



Wigwam Homes are proud to present this forever family home to the market. Briefly offering kitchen, lounge, garage, utility room, downstairs WC, conservatory and dining area to the ground floor. To the first floor, 4 bedrooms, en-suite and bathroom. Allocated parking, rear garden and shed with power.

Located off Boothferry Road, the property benefits from close proximity to the excellent local shops, cafes, and general amenities. Anlaby Road and Hessle Road are only a few minutes away by car, providing access to even more activities and local shops. There are also excellent bus transport links around the city centre.

### Property HIGHLIGHTS

4 Bedrooms

Garage & Parking

Downstairs WC

En-Suite

Built In Wardrobes

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## Property DETAILS

### Entrance Hall,

Stairs leading to first floor, door leading to lounge and door leading to kitchen.

### Lounge,

With laminate flooring, feature fireplace, radiator x2, double glazed window and open arch leading to dining area.

### Dining Area,

With laminate flooring, patio doors leading to conservatory, radiator and door leading to kitchen.

### Conservatory,

With double glazed windows, radiator, laminate flooring and patio doors leading to rear garden.

### Kitchen,

With laminate flooring, laminate work surfaces, space for appliances, hob, oven, fan extractor, double glazed window, radiator, garage, entrance hall, dishwasher, door leading to dining area, cabinets, sink/drainage and door leading to utility room.

### Utility Room,

With laminate flooring, double glazed window, space for appliances, cabinet, radiator, washing machine, dryer, door leading to rear garden and door leading to downstairs WC.

### Downstairs WC,

With laminate flooring, WC, pedestal hand wash basin, radiator, double glazed window and door leading to utility room.

### Bedroom 1,

With original wood flooring, radiator, double glazed window, built in wardrobes, ceiling fan and door leading to en-suite

### En-suite,

With vinyl flooring, WC, vanity hand wash basin, towel radiator, shower cubicle, with shower attachment and double glazed window,

### Bedroom 2,

With laminate flooring, double glazed window, built in wardrobes and radiator.

### Bedroom 3,

With laminate flooring, radiator and double-glazed window.

### Bedroom 4,

With laminate flooring, radiator and double-glazed window.

### Bathroom,

With vinyl flooring, WC, pedestal hand wash basin, bath with shower attachment, double glazed window, radiator.

### Rear Garden,

With patio flooring, lawn, patio doors leading to conservatory, fence boundary, access to the side aspect, door leading to utility room and shed with power, laminate flooring, summer house, electric waterfall water feature.

### Summer House,

With laminate flooring and power

### Garage

2.54m x 4.72m Access to the kitchen and front aspect.

### Parking

Allocated parking

### Viewings

Strictly by appointment with selling agents. Please contact Wigwam Homes today to book your viewing.

### Fixtures & Fittings

Various fixtures and fittings may be available by separate negotiation and need to be confirmed prior to processing a formal offer.

### Free Market Appraisals / Property Valuations

We at Wigwam Homes are delighted to offer any homeowner a FREE no obligation valuation on your property. Call today to book! Interested in selling? We offer zero tie-in periods and no-sale NO-fee! Call us now on 01482 50 51 52 to book a valuation.

### Free Mortgage Consultations

At Wigwam Homes we have our own independent mortgage advisors with access to over 90 lenders. With so many mortgage products on the market, an independent advisor can show you all the various options and help you discover which one is right for you. We can also help with any property, income and personal insurances which you may need to complete your mortgage application.

### About Us

At Wigwam Homes we take pride in the success we achieve for our clients. Whether it is selling your properties, finding your forever home, searching for a long-term rental investment or looking to profit from onward selling, the Wigwam team is here to guide you through the housing market.

### Disclaimer

Here at Wigwam Homes, we try to ensure that all information in the advertisements is correct. However, we do advise any potential buyers to conduct their own viewing. The Agent has not checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure.



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