



27 Ashgate Road, Willerby HU10 6HH
Offers in the region of £332,450

- Link detached family house
- Superb throughout!
- Benefits from extension with 3 receptions
- Contemporary kitchen & utility Room
- Four bedrooms
- Two Bathrooms plus downstairs WC
- Driveway and garage
- Westerly facing garden
- Council tax band E
- EPC: D

Located with this highly regarded residential area, this linked detached family home is presented to the market with no forward chain! Built by Marsden Builders, the property has undergone extensions to provide further versatile space to this superbly designed family home.

Enjoying uPVC double glazing and gas central heating the well-presented accommodation enjoys: Entrance Hallway with WC off, Lounge, Family Room, Day Room, contemporary fitted Kitchen with a host of built-in appliances and Utility Room. To the first floor the landing leads to FOUR Bedrooms; Bedroom one with En-suite Shower Room, and modern House Bathroom. The low maintenance garden has a westerly aspect and provides great outdoor space. There is a private driveway and garage. Now awaiting its new family to enjoy living in this great property!

LOCATION

Ashgate Road connects Well Lane and Carr Lane and the property lies within close proximity to the local schools and amenities of the village.

Willerby is an East Riding of Yorkshire village located on the western outskirts of the City of Kingston upon Hull. Located approximately 5 miles west of Kingston upon Hull and only 7.7 miles from the historic market town of Beverley. Motorway access can be located via the A63/M62 with further trunk routes located over the Humber Bridge. Willerby/Kirk Ella have two primary schools; St Andrews in Kirk Ella and Carr Lane in Willerby, with the secondary school located in Willerby. Hymers College and Hull Collegiate are within driving distance. There are a range of shopping facilities in Willerby; Waitrose, Aldi, Lidl, Iceland with other retail outlets. Anlaby retail park is within close proximity with a further range of amenities.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

A uPVC sliding door leads into the entrance porch, with a further door leading into the entrance hallway which has staircase to the first floor accommodation with storage under.

DOWNSTAIRS CLOAKS

Two piece suite in white enjoys low level WC and wash basin.

LOUNGE

19'11 x 12'0 (6.07m x 3.66m)
uPVC double glazed picture bay window to the front elevation and TV aerial point. Double doors lead into the sitting room.

SITTING / DINING ROOM

17'2 x 9'11 (5.23m x 3.02m)
Wood laminate flooring, uPVC double glazed window to the rear elevation and sliding doors leading into the day room.

DAY ROOM

12'6 x 7'9 (3.81m x 2.36m)
Being of a uPVC and brick construction with solid roof and French doors to garden. Ideal as an additional reception room or for working from home.

KITCHEN

14'10 x 7'10 (4.52m x 2.39m)
uPVC double glazed window to the side elevation. An extensive range of contemporary base and wall units with worksurfaces and splashbacks. Neff five ring stainless steel gas hob, double electric fan oven and matching microwave, integrated slimline wine fridge, 1 1/4 bowl stainless steel sink unit with drainer and mixer tap and integrated dishwasher. All beautifully complemented with Karndean flooring.

UTILITY ROOM

7'10 x 5'9 (2.39m x 1.75m)
uPVC double glazed windows to three elevations and door to garden. Space and plumbing for washing machine.

FIRST FLOOR

LANDING

uPVC double glazed window to the side elevation and access to loft.

BEDROOM 1

13'2 max x 10'7 to wardrobes (4.01m max x 3.23m to wardrobes)
uPVC double glazed window to the front elevation, fitted wardrobes providing hanging and storage facilities.

EN-SUITE SHOWER ROOM

Three piece suite in white enjoys independent shower cubicle, wash basin in vanity unit and low level corner WC. Beautifully tiled splashbacks with a mosaic border tiling and extractor.

BEDROOM 2

10'3 x 10'6 (3.12m x 3.20m)
uPVC double glazed window to the rear elevation.

BEDROOM 3

10'3 x 8'5 (3.12m x 2.57m)
uPVC double glazed window to the rear elevation.

BEDROOM 4

9'11 x 8'6 (3.02m x 2.59m)
uPVC double glazed window to the front elevation, free-standing mirror fronted sliderobe providing hanging and storage facilities.

FAMILY BATHROOM

7'9 x 6'2 (2.36m x 1.88m)
uPVC double glazed window to the side elevation. Modern four piece suite in white enjoys independent shower cubicle, panelled bath, wash basin set in vanity unit with back to the unit WC. Attractive tiling to wet areas with mosaic border tiling.

EXTERNAL

To the front of the property there is an enclosed garden with brick ornamental wall and wrought iron hand gate. Wrought iron vehicular gates provide access to a private drive which leads up to the garage which has up & over main door.

The rear garden has a westerly aspect and is designed for ease of maintenance with artificial lawn, decking and patio area, central feature and planted borders. The rear garden offers a good degree of privacy.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

COUNCIL TAX

The Council Tax Band for this property is Band E.

VIEWING

Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident that they will be able to help find the very best deal for you. Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email willerby@qandc.net

EPC RATING

For full details of the EPC rating of this property please contact our office.



VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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