



Ashgate Road, Willerby HU10 6HH

Welcome to

Ashgate Road, Willerby

GUIDE PRICE £320,000 - £330,000

Lovely Home In Willerby with - Entrance Porch, Entrance Hall, Lounge, Dining Room, Fitted Kitchen, Utility Room, Conservatory, 4 Bedrooms, Family Bathroom & Ground Floor Cloakroom, Gardens, Off Street Parking & Garage! Book your viewing today!



Entrance Porch

With double glazed patio style doors to the front.

Entrance Hall

With double glazed door to the front, double glazed window to the side, radiator, coving to the ceiling, understairs cupboard and stairs to the First Floor.

Cloakroom

With low level wc, wash hand basin and double glazed window to the side.

Lounge

20' x 12' (6.10m x 3.66m)

With double glazed window to the front, 2 radiators, gas fire and coving to the ceiling.

Dining Room

9' 9" x 11' (2.97m x 3.35m)

With radiator, coving to the ceiling and double glazed patio style doors leading to the Conservatory.

Kitchen

14' x 7' 8" (4.27m x 2.34m)

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, electric hob, electric oven, cooker-hood, radiator and 2 double glazed windows to the side.

Utility Room

13' x 7' 8" (3.96m x 2.34m)

With a range of wall and base units, work surfaces, sink and drainer unit, plumbing for an automatic washing machine and double glazed window to the rear.

Conservatory

9' 4" x 9' 3" (2.84m x 2.82m)

With double glazed windows to the side and rear and double glazed french style doors leading to the Rear Garden.

First Floor

Landing

With double glazed window to the side, storage cupboard, coving to the ceiling and loft access.

Bedroom 1

13' 1" x 10' 5" to rear of wardrobes (3.99m x 3.17m to rear of wardrobes)

With double glazed window to the front, radiator, coving to the ceiling and built in wardrobes.

Bedroom 2

10' 1" x 10' 8" (3.07m x 3.25m)

With double glazed window to the rear and radiator.

Bedroom 3

8' 1" x 10' 1" (2.46m x 3.07m)

With double glazed window to the rear, radiator and coving to the ceiling.

Bedroom 4

9' 9" x 8' 1" (2.97m x 2.46m)

With double glazed window the front, radiator, built in storage, built in wardrobes and coving to the ceiling.

Bathroom

Bathroom with bath with shower over, vanity wash hand basin, low level wc, towel style radiator and double glazed window to the side.

Outside

Front Garden

With lawned area, wall and block paved driveway providing off street parking and leading to the Garage.

Rear Garden

With lawned area, borders housing plants and shrubs, patio area, rear seating area and timber fencing.

Garage

30' 1" x 9' 2" (9.17m x 2.79m)

Garage with power, door and window to the side and up and over door.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.



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Welcome to

Ashgate Road, Willerby

- GUIDE PRICE £320,000 - £330,000
- 4 Bedroom Home In Willerby
- Well Presented Throughout
- Utility Room, Conservatory & 2 Reception Rooms
- Off Street Parking & Garage

Tenure: Freehold EPC Rating: D

guide price

£320,000 - £330,000

Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY110460 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01482 653111



Willerby@williamhbrown.co.uk



10 Kingston Road, Willerby, HULL, East
Yorkshire, HU10 6BN



williamhbrown.co.uk