

Whitakers

Estate Agents



31 Ascott Close, Hull, HU4 6EQ

£275,000

We introduce this well presented throughout, family home boasting four bedrooms (master with en-suite), ample living space and generously sized front and rear gardens, with UPVC double glazing and gas central heating.

The detached property briefly comprises; entrance hall with staircase leading to the first floor landing, separate lounge and dining areas, which flows into the kitchen, separate utility area and useful downstairs W.C. Additional living space is provided in the conservatory which leads to the rear garden. To the first floor are four bedrooms, en-suite facilities to the master bedroom and family bathroom.

Externally to the front aspect lies a lawned garden, driveway and garage, to the side aspect lies access to the rear garden, whilst to the rear aspect comprises of a lawned area and additional patio area with well stocked borders to the perimeter and a storage shed and summer house.

Situated close by to local shops and amenities, and within easy reach to the A63/M62 and Humber Bridge and the nearby village of Hessle.

The Accommodation Comprises



Entrance Hall

Front entrance door, staircase leading to the first floor landing and access to both the lounge and kitchen.

Lounge 11'5 max x 18'0 (3.48m max x 5.49m)



UPVC double glazed bay window, fireplace with electric fire and marble surround. Double doors leading to;

Dining Room 10'5 x 8'9 (3.18m x 2.67m)



Sliding door leading to the conservatory and door leading to;

Kitchen 12'2 max x 14'6 (3.71m max x 4.42m)



UPVC double glazed window and understairs storage cupboard. Fitted with a range of base, drawer and wall mounted units, work surfaces above, sink and drainer unit. Fitted with an electric oven and gas hob and plumbing for a dishwasher. Door to;

Utility Room 5'7 x 5'8 (1.70m x 1.73m)



UPVC double glazed window and entrance door to the side aspect. Fitted with wall units and space and plumbing for an automatic washing machine and tumble dryer.

Downstairs W.C



UPVC double glazed window, W.C with a low level flush and a wash hand basin.

Conservatory 9'6 x 9'2 (2.90m x 2.79m)

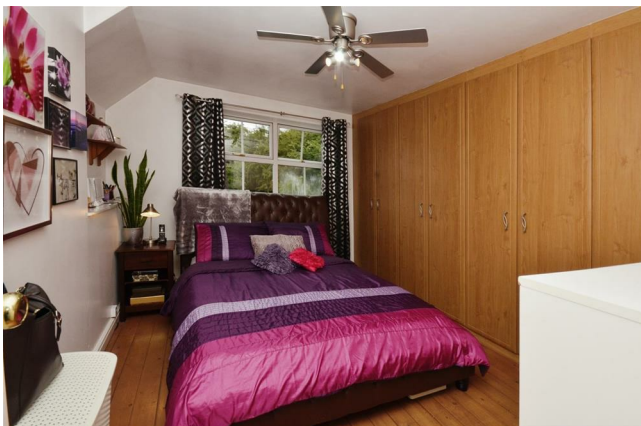


Double glazed windows surround and double glazed French doors leading to the rear garden.

First Floor Landing

With access to the loft hatch, storage cupboard housing the water tank and access to all four bedrooms.

Bedroom One 12'8 x 9'5 to the front of the wardrobes (3.86m x 2.87m to the front of the wardrobes)



Double glazed window and fitted wardrobes.

En-Suite



Double glazed window, chrome effect towel style radiator. Fitted with a shower cubicle, wash hand basin and a low level W.C.

Bedroom Two 11'6 x 9'5 to the back of the wardrobes (3.51m x 2.87m to the back of the wardrobes)



Two UPVC double glazed windows and fitted wardrobes.

Bedroom Three 8'1 x 9'4 (2.46m x 2.84m)



UPVC double glazed window.

Bedroom Four 10' x 6'5 (3.05m x 1.96m)



UPVC double glazed window.

Bathroom



UPVC double glazed window and fitted with a three piece suite comprising; panelled bath, wash hand basin and a low level flush W.C.

Externally



Externally to the front aspect lies a lawned garden, driveway and garage, to the side aspect lies access to the rear garden, whilst to the rear aspect comprises of a lawned area and additional patio area with well stocked borders to the perimeter and a storage shed and summer house.

Garage

Situated to the front of the property, with an up and over door, power and lighting supply and the gas central heating boiler.

Tenure

The property is freehold.

Council Tax Band

Council Tax Band D

Additional products and services

Whitakers 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.

Disclaimer

Services, fittings & equipment referred to in these

sale 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.

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Sales 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.

Floor Plan



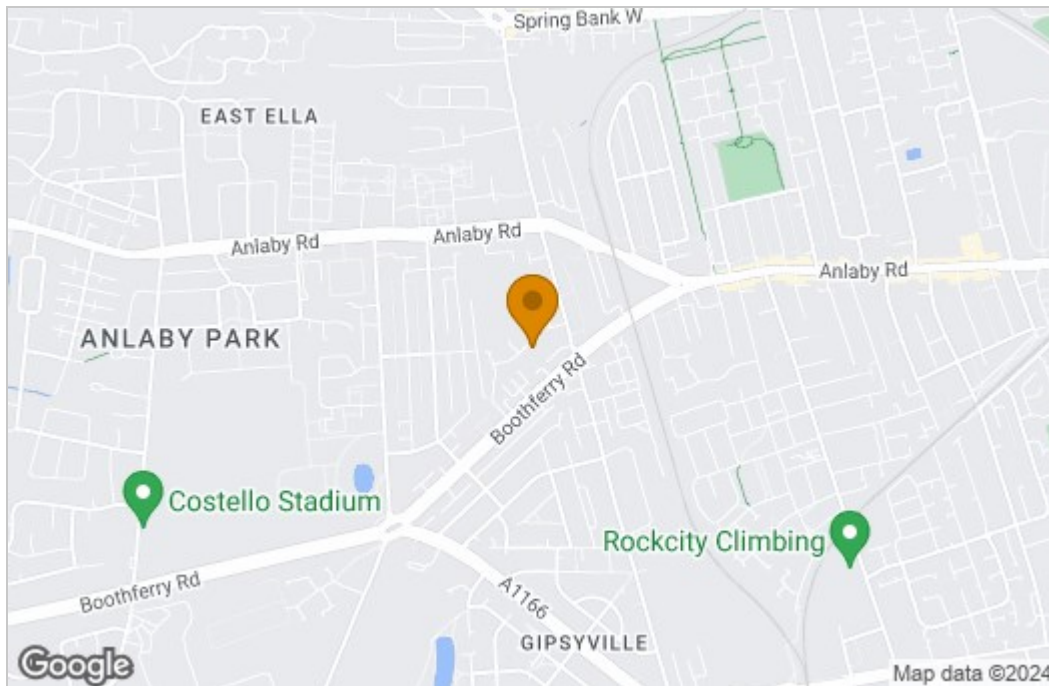
Ground Floor



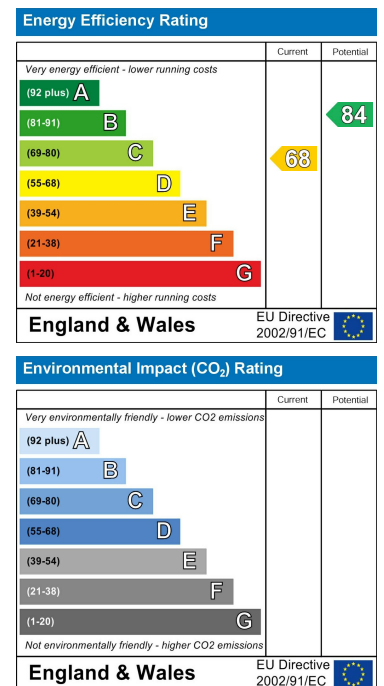
First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Area Map



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.