

# Whitakers

Estate Agents



## 50 Ash Grove, Hull, HU5 1LU

**£110,000**

This two bedroom mid terrace property is ideally situated off Beverley Road and Clough Road, Hull and is offered to the market with NO ONWARD CHAIN.

The main features include ground level entrance lobby, spacious lounge and fitted kitchen; the first floor boasts two double bedrooms and a bathroom furnished with a three piece suite.

Externally to the front aspect there is a gravelled courtyard with a path leading to the entrance door with an allocated parking spot in the parking area next to the property.

The rear garden offers the potential for a new owner to plant grass and is enclosed by wooden fencing. A path leads to the gate which opens to the pedestrian ten-foot.

Taken together, the property would make an ideal first step onto the property ladder for a first time buyer, or a starter home for a young family. Alternatively, an investor seeking to increase their portfolio may also wish to arrange a viewing.

The accommodation comprises



#### Ground floor

##### Front external

Externally to the front aspect there is a gravelled courtyard with a path leading to the entrance door and parking beyond.

##### Entrance lobby

UPVC double glazed entrance door, central heating radiator and carpeted flooring.

Lounge 13'3" x 11'6" maximum (4.04 x 3.52 maximum )



UPVC double glazed window, central heating radiator, under stairs storage cupboard and laminate flooring.

Kitchen / dining room 7'5" x 14'9" (2.26m x 4.50m )



UPVC double glazed door to the rear garden, UPVC double glazed window, central heating radiator, tiled flooring and fitted with a range of

floor and eye level units, contemporary worktop with splash back tiles above, sink with mixer tap, plumbing for a washing machine and integrated oven with hob and extractor hood above.

#### First floor

##### Landing

Landing with access to the loft hatch and carpeted flooring.

Bedroom one 10'11" x 11'8" (3.33m x 3.56m )



UPVC double glazed window, central heating radiator, over stairs storage cupboard and laminate flooring.

Bedroom two 9'11" x 8'7" (3.02m x 2.62m )



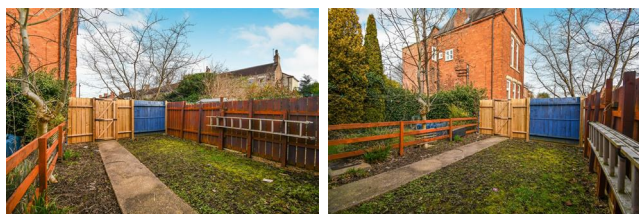
UPVC double glazed window, central heating radiator, built in storage cupboard and laminate flooring.

#### Bathroom



UPVC double glazed window, central heating radiator, tiled to splash back areas with laminate flooring and furnished with a three piece suite comprising panelled bath with mixer tap and shower, pedestal sink with dual taps and low flush W.C.

### Rear external



The rear garden offers the potential for a new owner to plant grass and is enclosed by wooden fencing. A path leads to the gate which opens to the pedestrian tenfoot.

### Tenure

The property is held under Freehold tenureship

### Council tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 0008022400500B

Council Tax band - A

### EPC rating

EPC rating - C

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

### Additional Services

Whitaker 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.

### Agents Notes

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.

### Free Market Appraisals / Valuations

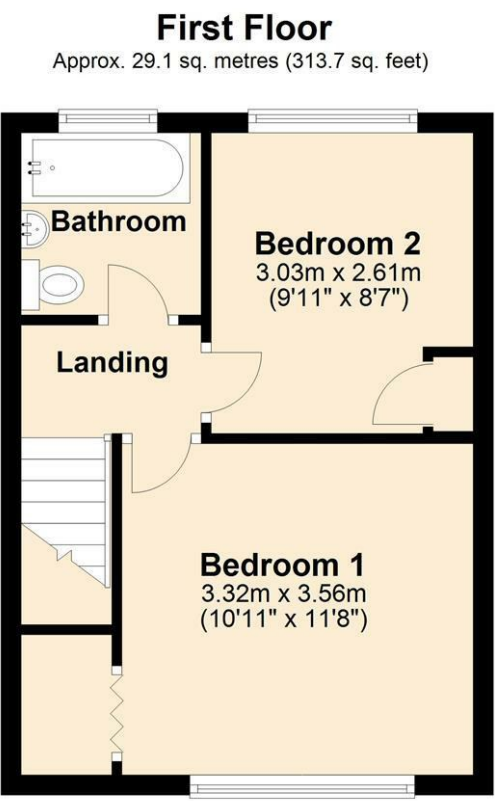
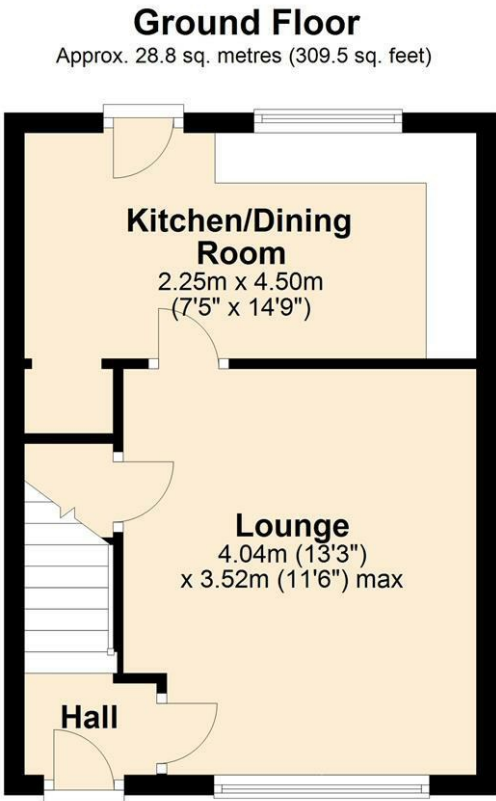
We offer a free sales valuation service, as an Independent company we have a strong interest

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.

### Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan

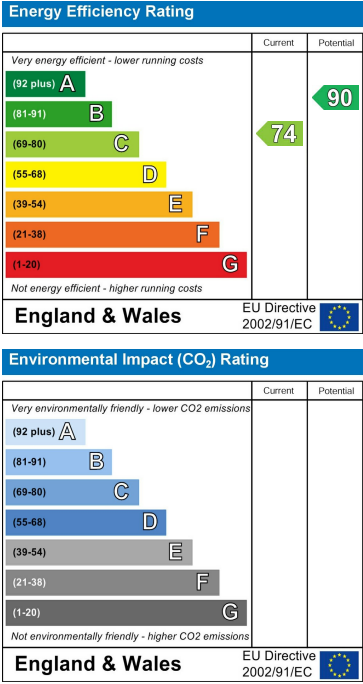


**Total area: approx. 57.9 sq. metres (623.1 sq. feet)**  
Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.