



59 Ashdene Close, Willerby, Hull, HU10 6LW
£260,000

The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

Tel: 08456 800 262 Fax: 08456 800 272

Email: enquiries@thepropertyperspective.co.uk www.thepropertyperspective.co.uk



We are delighted to offer for sale this modernised and improved 4 bedroom semi detached house located in a popular location with access to amenities and transport links plus in catchment of OFSTED 'Good' Primary and Secondary schools.

The property benefits from Hive controlled central heating and PVCu double glazing. There is a modern kitchen with integrated appliances plus a contemporary bathroom and WC. Items of note include remote controlled electric fire plus walk in bay window to lounge, French doors to the rear, oak internal doors to the ground floor plus fitted wardrobes/units to all bedrooms. There are ample sockets and media points. The property is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge, dining room, kitchen and WC. There are 4 well proportioned bedrooms plus a family bathroom accessed from the first floor landing

The property benefits from well maintained mature gardens with lawns, planting, shed and external tap. The garage has been converted to provide a cosy summer room with power and light plus French doors leading to the garden and a further store with remote controlled door. There is driveway parking to the property.

Tenure - Freehold
Council tax - Band D

The property comprises.

GROUND FLOOR

Entrance Hall

With fitted carpets. Access to store.

Lounge 17'6"(max) x 12'5"(max) (5.35m(max) x 3.80m(max))

An impressive room with walk in bay window plus remote control electric fire. With laminate flooring and blinds.

Dining Room 9'11"(max) x 9'0"(max) (3.03m(max) x 2.75m(max))

With laminate flooring. French doors leading to the rear garden.

Kitchen 9'10" x 8'0" (3.00m x 2.46m)

Having a comprehensive range of modern wall and base units with complimenting laminate worktops and upstands plus stainless steel splash back. With integrated oven, hob, hood, fridge, freezer and dishwasher plus 1.5 sink and mixer tap. With granite floor tiling.

WC 5'8" x 2'10" (1.74m x 0.88m)

Having contemporary white sanitary ware with vanity basin, chrome ladder radiator and tiling.

FIRST FLOOR

Landing

With fitted carpets. Access to airing cupboard.

Bedroom 1 11'5"(max) x 10'5"(max) (3.50m(max) x 3.20m(max))

With fitted wardrobes, laminate flooring and blinds.

Bedroom 2 11'5"(max) x 8'9"(max) (3.48m(max) x 2.69m(max))

With fitted wardrobes, laminate flooring and blinds.

Bedroom 3 10'0" x 8'4" (3.05m x 2.55m)

With fitted wardrobes, laminate flooring and blinds.

Bedroom 4 9'1"(max) x 8'9"(max) (2.77m(max) x 2.69m(max))

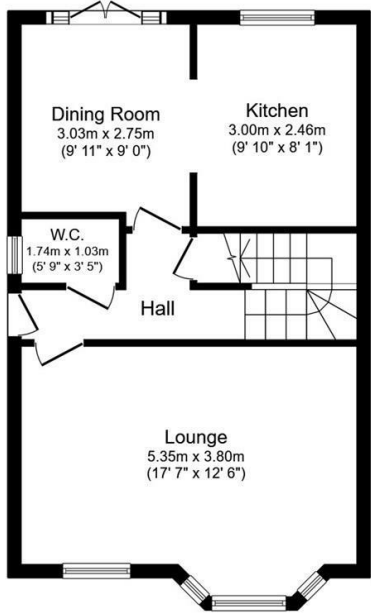
With fitted units and laminate flooring.

Bathroom 7'1" x 5'9" (2.16m x 1.76m)

Having contemporary white sanitary ware with shower and screen to bath, vanity basin, chrome ladder radiator, wall boards, floor tiling and recessed spot lights.

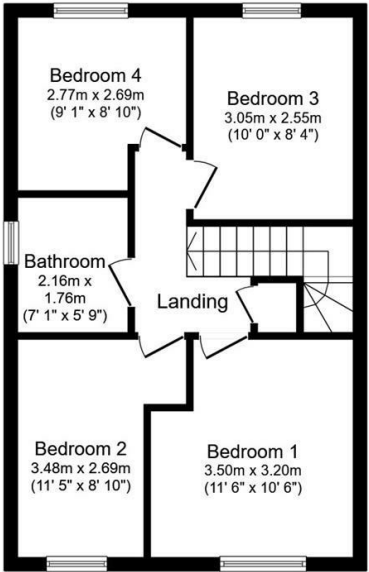
EXTERNAL

The property benefits from well maintained mature gardens with lawns, planting, shed and external tap. The garage has been converted to provide a cosy summer room with power and light plus French doors leading to the garden and a further store with remote controlled door. There is driveway parking to the property.



Ground Floor

Floor area 46.9 sq.m. (505 sq.ft.)



First Floor

Floor area 45.9 sq.m. (494 sq.ft.)

Total floor area: 92.8 sq.m. (999 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

