



## Ashdene Villas, Brecon St, Hull, HU8 8TP

Home Estates are pleased to bring to the market this recently refurbished, well-presented accommodation.

The property comprises a bright front-facing lounge with a bow window, a newly fitted kitchen with a range of modern units, built-in oven and hob. To the rear is an inner lobby/utility area with plumbing for an automatic washing machine and access to the courtyard, along with a ground-floor bathroom fitted with a white three-piece suite and shower over the bath.

To the first floor are two good-sized bedrooms.

Additional features include double glazing and a gas central heating.

The property is in move in to condition and offered with vacant possession and with no chain involved.

## Key Features

RECENTLY REFURBISHED TO A HIGH SPEC

NEWLY INSTALLED KITCHEN

UTILITY AREA

2 BEDROOMS

GAS CENTRAL HEATING SYSTEM

DOUBLE GLAZING

VACANT POSSESSION ON COMPLETION

NO CHAIN INVOLVED

## Location

The property is close to shopping centres and retail parks much needed for day to day living.  
Regular public transport links create easy access to the city centre and surrounding areas.  
Furthermore there are well regarded schools, colleges and academies just a short distance from the property.  
For those wishing to spend time with family and friends there are many public houses and family restaurants to choose from.

## Property Description

### Ground Floor

**Entrance** - Double glazed front entrance door with overhead screen window leads into the lounge.

**Lounge** - 12' 0" x 12' 0" (3.67m x 3.67m) Extremes to extremes.  
Double glazed bow window with aspect over the front forecourt area.  
Radiator.

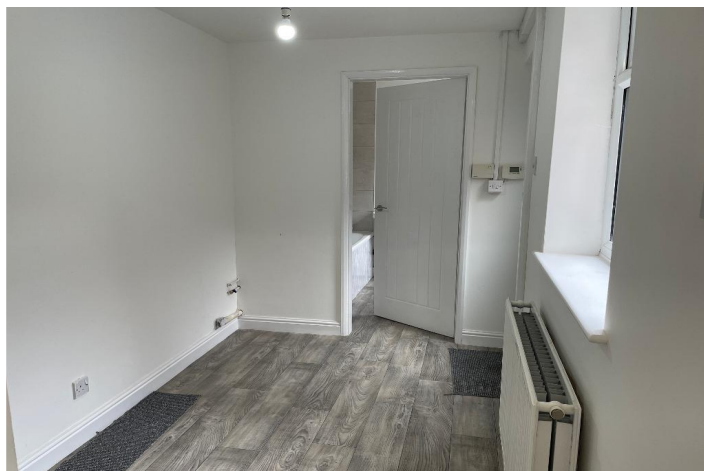
**Kitchen** - 11' 11" x 9' 1" (3.65m x 2.77m) Plus understairs recess and to extremes.  
Double glazed window with aspect over the rear courtyard area.  
Range of matching base, drawer and wall mounted units with chrome effect handle detail.  
Coordinating laminate work surface housing a hob and built in oven beneath all with a tiled splash back surround.  
A further work surface houses a single drainer sink unit with mixer tap over also with a tiled splash back surround.  
Under stairs storage/meter cupboard.

**Inner Lobby/Utility Area** - 10' 0" x 6' 3" (3.05m x 1.91m) Extremes to extremes plus door access.  
Double glazed window with aspect over the rear courtyard area.  
Staircase off to the first floor.  
Plumbing for automatic washing machine.  
Double glazed rear entrance door.  
Radiator.

**Bathroom** - White 3 piece suite comprising of a panel bath with chrome effect shower attachment over, pedestal wash hand basin and low flush W.C.  
Contrasting tiled surround.  
Double glazed opaque window.  
Gas central heating boiler.  
Radiator.

### First Floor

**Bedroom One** - 12' 0" x 11' 10" (3.67m x 3.61m) Extremes to



extremes.

Double glazed bow window with aspect over the front forecourt area.

Radiator.

**Bedroom Two - 11' 5" x 9' 1" (3.49m x 2.78m)** Extremes to extremes.

Double glazed partial opaque safety window with aspect over the rear courtyard area.

Loft hatch through to the roof void.

Radiator.

## **Exterior**

**Rear Courtyard** - Brick boundary wall and rear timber access gate.

**Front Forecourt Area** - The front forecourt area has been laid with fine stone pebbling for ease of maintenance.

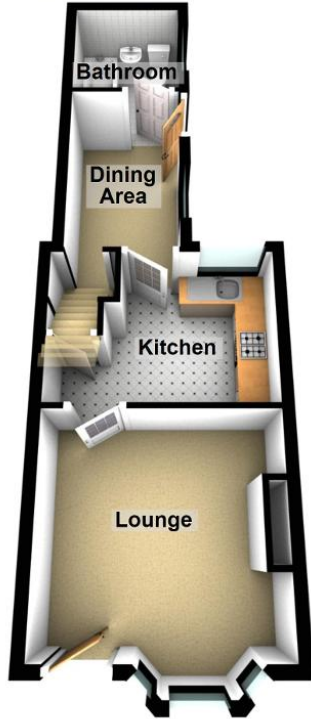
Low level timber fencing with a timber access gate.

**Council tax band: A**

MONEY LAUNDERING REGULATIONS 2017: 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 will be no delay in agreeing the sale. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

**Ground Floor**

Approx. 33.3 sq. metres (358.7 sq. feet)



**First Floor**

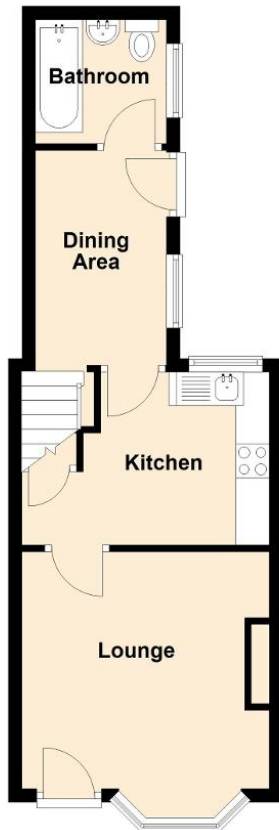
Approx. 23.1 sq. metres (249.0 sq. feet)



Total area: approx. 56.5 sq. metres (607.8 sq. feet)

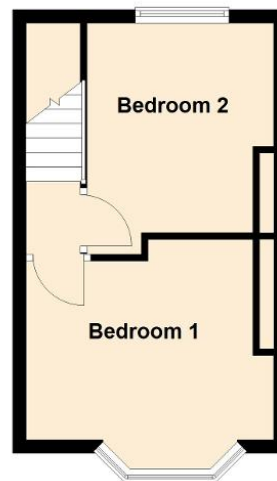
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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