



## Ashendon Drive

Hull, HU8 8DY

- Two Bedroom End-Terraced Home
- Bright & Spacious Lounge
- Generous Sized Garden
- Perfect for First-Time Buyers, Investors & Downsizers
- Good Transport Links
- Modern & Stylish Kitchen
- Private Driveway
- Quiet Residential Area
- Close to Local Amenities
- Viewing Highly Recommended

Guide price £140,000 - £150,000





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This well-presented two-bedroom end-terraced home on Ashendon Drive offers an excellent opportunity for first-time buyers, small families, or investors alike.

Internally, the home boasts a bright and welcoming lounge, filled with natural light, creating a comfortable and inviting living space. The stylish, modern kitchen/diner has been thoughtfully designed, offering both practicality and a contemporary finish, ideal for everyday living.

To the first floor, there are two well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. These rooms are versatile and can easily be adapted to suit your personal style. Along with a family bathroom, which is both practical and comfortable.

To the rear, a generous-sized garden offers ample outdoor space, perfect for relaxing, entertaining, or future landscaping, complete with a useful garden shed for additional storage. The property also benefits from a private driveway providing convenient off-street parking.

With its appealing features, good-sized plot, and desirable location, this property is ready to move into and enjoy.



### Entrance Hall

Entering the property via the solid composite front door, the entrance hall provides access to the ground floor rooms and staircase leading to the first floor. With carpet flooring and a radiator.

### Lounge

9'6" x 13'7"

A bright and airy living space with large window allowing plenty of natural light, creating a warm and comfortable setting for relaxing or entertaining. With carpet flooring, radiator, storage cupboard and door leading to the kitchen/diner.

### Kitchen / Diner

12'7" x 9'4"

A lovely, stylish kitchen diner, fitted with modern units and work surfaces, offering ample storage and preparation space, with room for dining if desired. With an integrated oven, hob and extractor fan, wood effect laminate flooring, radiator and French doors providing access to the rear garden.

### Bedroom 1

9'7" x 10'6"

A generous sized light and airy bedroom with a large window providing natural light. This room includes built-in storage cupboards to keep the space uncluttered and comfortable. with carpet flooring and a radiator.

### Bedroom 2

12'8" x 6'8"

A well-proportioned second bedroom, ideal as a guest room, nursery, or home office. With a window facing the rear aspect, carpet flooring and a radiator.

### Bathroom

6'4" x 5'5"

A functional family bathroom fitted with a bath and overhead shower, hand wash basin, and WC. A frosted window provides privacy while allowing daylight to enter, creating a fresh and functional bathroom environment. With vinyl flooring and towel radiator.

### Rear Garden

The rear garden offers a spacious and private outdoor area, partly paved to create a patio space ideal for seating and dining. Beyond the patio, a generous lawn extends to the back boundary, enclosed by wooden fencing and featuring a garden shed. This outdoor space is perfect for relaxing, family activities, or gardening.

### Front Exterior

The front exterior shows a well-kept end-terrace brick home with a gravelled driveway and a pathway leading to the front door and private driveway for multiple vehicles. There is a gate providing access to the rear garden.

### Additional Information

- Tenure Type - Freehold
- Local Authority - Hull City Council
- Council Tax Band - B
- Energy Performance Certificate Rating (EPC) - C
- Services - Mains Water, Electricity, Gas and Drainage are connected to the property

### Free Valuation

Thinking of selling or letting?

If you are thinking of selling or letting a property, Hanbeck Estate Agents can be of assistance. We offer honest and friendly in-person property valuations. Please get in touch and we will arrange a no-obligation property appraisal.

### Viewings

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### Mortgages

Hanbeck Estate Agents can introduce you to independent financial advisors who have access to the whole of the mortgage market. Get in touch today for a free no obligation consultation.

### Disclaimer

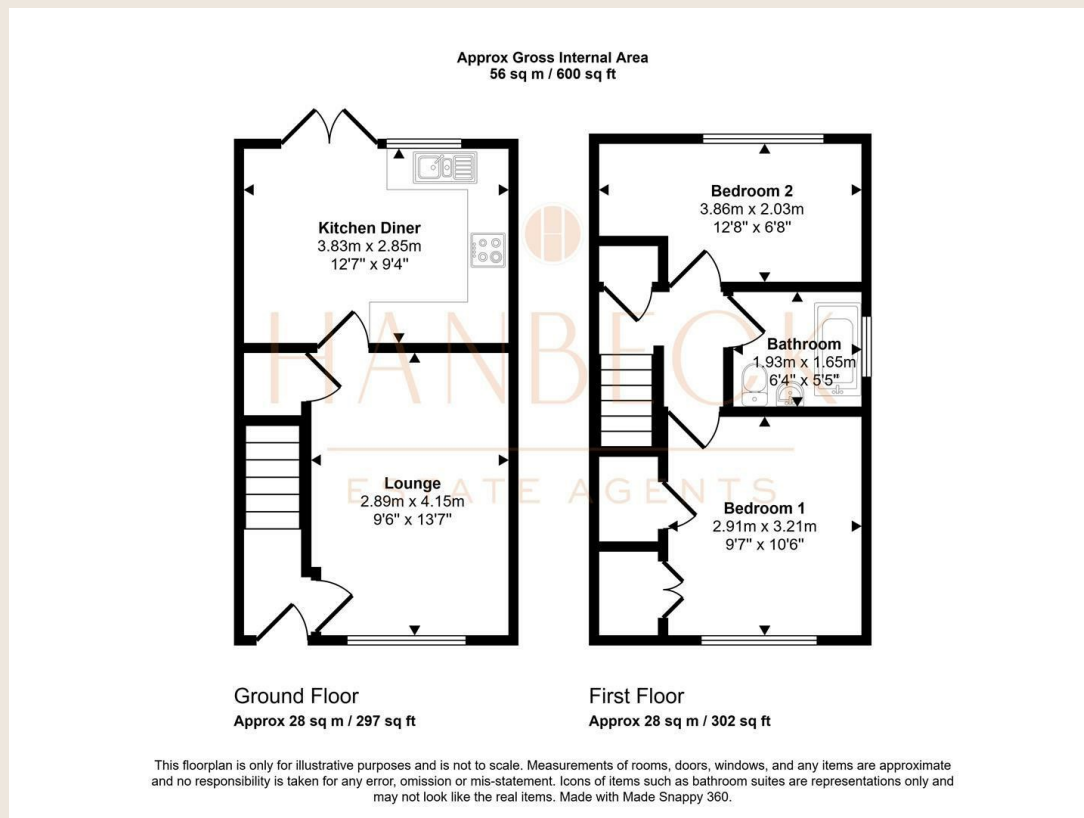
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### Money Laundering Regulations

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 will be no delay in agreeing the sale.



Local Authority **Hull City Council**  
Council Tax Band **B**  
EPC Rating **C**



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.