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QUICK & CLARKE
The Property Specialists

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17 Ashdene Close, Willerby HU10 6LW

Offers Over £275,000

Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

- Detached TRUE bungalow
- Two receptions
- Kitchen with built-in appliances
- Separate WC
- Two DOUBLE fitted bedrooms
- Four piece bathroom
- Low maintenance gardens
- Private driveway & garage
- Viewing a must!
- EPC RATING: D

THE PROPERTY

Presented to the market with no chain this lovely detached TRUE bungalow enjoys a superb plot and awaits its new owners. Located within this highly regarded residential area, enjoying uPVC double glazing and gas central heating. The well-presented accommodation has spacious entrance hallway with WC, lounge with feature fireplace, kitchen with built in appliances and dining room with French doors leading in to the conservatory. There are TWO DOUBLE FITTED bedrooms and a modern four piece bathroom. Low maintenance gardens provide the perfect outside area, private driveway leads to the SINGLE garage. Superbly presented having been redecorated throughout and new carpets. Viewing is a must!

LOCATION

Ashdene Close is located off Gorton Road in Willerby. Ideally located to enjoy all the local amenities and facilities that the area has to offer and lying only 5 miles West of the city centre of Hull, where an extensive range of amenities and facilities can be found to include mainline railway station and bus service station. Nearby motorway access is gained via the A63/M62 with further trunk routes located over the Humber Bridge.

THE ACCOMMODATION COMPRISES OF

ENTRANCE HALLWAY

A uPVC door with glazed inserts leads into the entrance hallway with attractive Karndean flooring flowing throughout the area, access to WC.

SEPARATE WC

Modern two piece suite in white enjoying low level WC and pedestal wash hand basin.

LOUNGE

17'10" x 10'10" (5.44m x 3.30m)
With uPVC double glazed window to the front and side elevations, attractive limestone fireplace incorporating granite back & hearth incorporating a log burner.

KITCHEN DINING ROOM AREA

17'9" x 9'5" (5.41m x 2.87m)

DINING ROOM

9'6" x 8'8" (2.90m x 2.64m)
With attractive Karndean flooring, French doors leading out into the conservatory, archway to kitchen.

KITCHEN

9'5" x 8'10" (2.87m x 2.69m)
With uPVC double glazed window to the rear elevation, and uPVC door with glazed inserts leading out onto the side driveway. Fitted base and wall cupboards with worksurfaces and splashbacks, double electric oven with gas hob and extractor and glass splashback, integrated dishwasher, gas central heating boiler, integrated fridge freezer and integrated washer dryer. Attractive Karndean flooring flows throughout the kitchen.

CONSERVATORY

11'7" x 8'8" (3.53m x 2.64m)
Being of a uPVC construction enjoying splendid undisturbed views over the rear garden, with tiled floor and French doors to either side leading into the garden.

BEDROOM 1

13'2" to wardrobes x 10'7" (4.01m to wardrobes x 3.23m)
uPVC double glazed window to the front elevation, full wall of fitted wardrobes incorporating drawers.

BEDROOM 2

10'9" to wardrobes x 8'10" (3.28m to wardrobes x 2.69m)
uPVC double glazed window to the rear elevation, fitted wardrobes providing hanging and storage facilities.

BATHROOM

9'6" x 5'10" (2.90m x 1.78m)
With uPVC double glazed window to the rear elevation. Modern four piece suite in white enjoys low level WC, pedestal wash hand basin, panelled bath and independent shower cubicle. Half tiled walls with feature border tiling and tiled floor.

VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Tel: 01482 651155

EXTERNAL

To the front of the property there is an attractive low maintenance garden with chain fencing, planted areas and a superb Monkey Tree taking pride of position at the edge of the driveway.

A private driveway leads down to a single garage of a brick construction with up & over door, power and light, side glazed personnel door with canopy over leading out into the rear garden.

The rear garden is designed for ease of maintenance enjoying being majority paved with central low maintenance gravelled area with an array of shrubbery and plants, and garden shed. The rear garden offers a good degree of privacy.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING - GAS

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC Double Glazing.

TENURE

We believe the tenure of the property to be Freehold (to be confirmed by the vendor's solicitor).

VIEWING

Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are pleased to be able to offer independent advice regarding mortgages and further details can be obtained by contacting our Willerby office on 01482 651155. Independent advice will be given by a qualified financial services consultant and written quotations are available upon request. This could save you time and money when searching for the most competitive deals. Our mortgage adviser has access to every lending scheme currently available through a computerised sourcing system.

EPC RATING

For full details of the EPC rating of this property please contact our office.

GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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