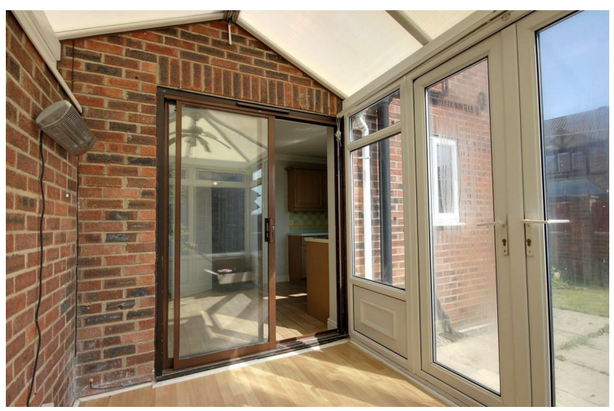

Beverley | Cottingham | Hornsea | Willerby

Quick & Clarke

PROPERTY SPECIALISTS

1 The Square, Willerby,
East Riding of Yorkshire HU10 6AD
Tel: 01482 651155 | Email: willerby@qandc.net
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94 Ashdene Close, Willerby HU10 6LF

£220,000

Beverley | Cottingham | Hornsea | Willerby

- Superb corner plot
- Modern semi-detached house
- No onward chain
- Three Bedrooms
- Modern first floor Bathroom
- Spacious Lounge
- Dining Kitchen
- Conservatory
- Attractive gardens encase, driveway & Single Garage to the rear
- EPC Rating: C. Council Tax Band: C

Offered to the market with no onward chain and occupying such a great corner plot, we are delighted to present to the market this well presented modern semi-detached house. The property boasts uPVC double glazing and gas central heating and in brief enjoys Entrance Hallway, Lounge, Dining Kitchen and Conservatory. To the first floor the landing leads to Three Bedrooms and a modern house Bathroom.

The beautiful gardens encase the house providing great outdoor space. To the rear of the property is a driveway and single garage.

Viewing is an absolute must!

LOCATION

Ashdene Close is located off Gorton Road in Willerby and lies within ease of reach of local amenities and facilities in both Willerby and Anlaby, and the retail park.

Willerby is an East Riding of Yorkshire village located on the western outskirts of the City of Kingston upon Hull. Located approximately 5 miles west of Kingston upon Hull and only 7.7 miles from the historic market town of Beverley. Motorway access can be located via the A63/M62 with further trunk routes located over the Humber Bridge. Willerby/Kirk Ella have two primary schools; St Andrews in Kirk Ella and Carr Lane in Willerby, with the secondary school located in Willerby. Hymers College and Hull Collegiate are within driving distance. There are a range of shopping facilities in Willerby; Waitrose, Aldi, Lidl, Iceland with other retail outlets. Anlaby retail park is within close proximity with a further range of amenities.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

A black composite door with chrome fittings leads into:

ENTRANCE HALLWAY

Wood laminate flooring and staircase leading to the first floor accommodation. uPVC double glazed window to the side elevation. A door leads into

LOUNGE

16'2" x 11'8" maximum (4.93m x 3.56m maximum)
uPVC double glazed box bay window to the front elevation, modern fire surround with granite back and hearth incorporating a living flame gas fire, wood laminate flooring, TV aerial point and access to understairs storage cupboard.

DINING KITCHEN

14'11" x 8'6" (4.55m x 2.59m)
uPVC double glazed window to the rear elevation and sliding patio door leading into the conservatory. Traditional oak effect base and wall units with work surfaces and splashbacks, gas central heating boiler, four ring gas hob with electric single oven, sink unit with drainer, space for fridge freezer and space and plumbing for washing machine. Tiled flooring.

CONSERVATORY

9'11" x 6'7" (3.02m x 2.01m)
Being of a uPVC construction with wood laminate flooring and French doors to garden.

FIRST FLOOR

LANDING

Access to loft, uPVC double glazed window to the side elevation and storage cupboard.

BEDROOM 1

13' maximum x 8'3" decreasing to 6'5" (3.96m maximum x 2.51m decreasing to 1.96m)
uPVC double glazed window to the front elevation and fitted wardrobes providing hanging and storage facilities. Wood laminate flooring.

BEDROOM 2

11'11" maximum x 8'4" maximum (3.63m maximum x 2.54m maximum)
uPVC double glazed window to the rear elevation, double fitted wardrobe providing hanging and storage facilities, bed head for a single bed and dressing table.

BEDROOM 3

9'9" decreasing to 7'3" x 6'5" (2.97m decreasing to 2.21m x 1.96m)
uPVC double glazed window to the front elevation.

BATHROOM

6'4" x 5'6" (1.93m x 1.68m)
uPVC double glazed window to the rear elevation, three piece suite in Indian Ivory comprising panelled bath with thermostatic shower over and screen, pedestal wash hand basin and low level w.c. with co-ordinating tile splashbacks.

OUTSIDE

This property sits beautifully on its corner plot with ranch style fencing to the front. A gate opens onto a path leading up to the front door and the front garden is lawned with planted borders. A side gate leads into the rear garden which is well tended with a block sett seating area, patio and an area of lawn. To the head of the garden a gate leads onto the driveway which provides off-street parking and leads to the attached single brick built garage with up-and-over door.

SERVICES

All mains services are available or connected to the property. This property has has an EICR check in 2026

CENTRAL HEATING

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 (this will 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 delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.
With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.
Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email willerby@qandc.net

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.

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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