





The Property Specialists

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**104 Ashdene Close, Willerby HU10 6LF**  
**Offers Over £200,000**



- Modern semi detached house
- No forward chain!
- Beautifully presented throughout
- Spacious Lounge with fireplace
- Modern Dining Kitchen
- THREE Bedrooms (two fitted)
- Modern first floor Bathroom
- Well tended enclosed garden
- Driveway & Single Garage
- EPC: C

Enjoying a prime cul-de-sac location and presented to the market with no chain, this modern semi-detached house is one to most definitely view! Beautifully presented throughout and enjoying double glazing and gas central heating the property has Entrance Hallway, Lounge with modern fireplace, superb Dining Kitchen with a host of built-in appliances and French doors opening out in to the rear Garden. To the first floor there are THREE Bedrooms (two fitted) and a modern House Bathroom. There is a private driveway providing off-street parking for several vehicles and leading to the Single Garage. Well maintained gardens to the front and rear. NO FORWARD CHAIN! Viewing is a must!

LOCATION

Enjoying a prime cul de sac location off Gorton Road in the heart of Willerby. Wolfreton School catchment area (subject to intake) and within ease of reach of all the local amenities. With a great selection of shops/supermarkets in Willerby retail park you can also reach Anlaby Shopping outlet within a short journey. Willerby is a great location for those wishing to be central to access Hull City Centre (approximately four miles East of the property), A63/M62 with further routes access over the Humber Bridge and Beverley town centre approximately 6 miles away.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE

With a contemporary Composite door with glazed inserts opening in to:

ENTRANCE HALLWAY

Staircase leads to the first floor accommodation with door opening in to:

LOUNGE

15'9" x 11'7" (4.80m x 3.53m)  
With double glazed bay window to the front elevation. Contemporary fireplace with marble effect back and hearth and incorporating a living flame gas fire. TV aerial point. Under stairs storage cupboard.

DINING KITCHEN

14'11" x 10'2" (4.55m x 3.10m)  
With uPVC double glazed window and uPVC double glazed French doors opening in to the rear garden. To the kitchen area there is an extensive range of oak base and wall units with worksurfaces and tiled splash backs. Under wall unit lighting. Stainless steel four ring gas hob with chimney extractor above and stainless steel single oven. Integrated fridge and freezer and washing machine. 1 1/4 bowl sink unit with drainer and mixer tap. Tiled effect wood laminate flooring flows throughout. Cupboard housing the gas central heating boiler.

FIRST FLOOR

LANDING

Double glazed window to the side elevation. Access to the airing cupboard and access to the loft.

BEDROOM ONE

12' to wardrobes x 8'2" (3.66m to wardrobes x 2.49m)  
uPVC double glazed window to the front elevation. Modern fitted wardrobes providing hanging and storage facilities and incorporating drawers.

BEDROOM TWO

9'8" x 8'3" (2.95m x 2.51m)  
With uPVC double glazed window to the rear elevation. Modern fitted wardrobes providing hanging and storage facilities.

BEDROOM THREE

7'11" x 6'4" (2.41m x 1.93m)  
uPVC double glazed window to the front elevation.

BATHROOM

6'3" x 5'6" (1.91m x 1.68m)  
With uPVC double glazed window to the rear elevation. Contemporary three piece suite enjoying P shaped panelled bath with shower over and shower screen, wash hand basin and low level WC. Superb tiling to wet areas with modern mosaic border tiling. Extractor. Towel Radiator.

EXTERNAL

To the front of the property there is an open plan lawned garden. A side driveway with small ranch fence to side, provides parking for several vehicles and leads to the garage.

A gated entry provides access to the rear beautiful low maintenance garden with patio and Astro turf. Perfect outdoor space for enjoying garden life.

SINGLE GARAGE

Brick built with up and over door, power and light.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from gas central heating.

TENURE

We believe the tenure of the property is FREEHOLD. This must be confirmed by the vendor's solicitor.

COUNCIL TAX

The Council Tax Band for this property is Band C.

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 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

EPC

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



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 for 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. Made with Metropix ©2021