



**53 Ashdene Close, Willerby HU10 6LW**  
**Offers Over £210,000**

- Modern Semi Detached House
- Superb throughout!
- Modern Kitchen
- Conservatory
- Three Bedrooms
- Frist floor Bathroom
- Lovely garden
- Side Driveway & Garage
- Viewing is a must!
- EPC: D

Located within this highly regarded small development, we are delighted to present to the market this superb modern semi-detached family home. Enjoying uPVC double glazing and gas central heating, the well presented accommodation enjoys Entrance, Lounge, Modern Dining Kitchen with built-in appliances and Conservatory. To the first floor there are THREE Bedrooms and a modern House Bathroom. The gardens are well tended; the rear providing great outdoor space to sit and relax in. The driveway provides off-street parking and leads down to the single garage. This is a property that should be on the TOP of your viewing list!

## LOCATION

Ashdene Close is located off Gorton Road which is a popular residential area within ease of reach of all the amenities that Willerby has to offer.

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 and glazed inserts opens into:

### ENTRANCE HALLWAY

uPVC double glazed window to the side elevation and staircase leading to the first floor.

### LOUNGE

16'5" x 11'7" maximum (5.00m x 3.53m maximum) uPVC double glazed picture bay window to the front elevation, TV aerial point and hearth with electric fire point. Access to a useful understairs storage cupboard.

### KITCHEN/DINER

14'10" x 8'6" (4.52m x 2.59m) uPVC double glazed window to the rear elevation and sliding patio doors leading out into the conservatory. To the kitchen area there is an extensive range of white gloss base and wall units with worksurfaces and upstand, stainless steel single electric oven with stainless steel gas hob, splashback and stainless steel chimney extractor, space and plumbing for washing machine and one and a quarter bowl sink unit with drainer and mixer tap. Sliding doors lead into:

### CONSERVATORY

Being of a uPVC and brick construction with French doors opening out into the rear garden.

### FIRST FLOOR

#### LANDING

uPVC double glazed window to the side elevation and access to linen cupboard.

#### BEDROOM 1

13'10" x 8'3" (4.22m x 2.51m) uPVC double glazed window to the front elevation.

#### BEDROOM 2

12'1" x 8'3" (3.68m x 2.51m) uPVC double glazed window to the rear elevation.

#### BEDROOM 3

9'8" x 6'3" (2.95m x 1.91m) uPVC double glazed window to the front elevation.

### BATHROOM

uPVC double glazed window to the rear elevation, modern three piece suite in white comprising panelled bath with thermostatic shower over, pedestal wash hand basin and low level w.c. complemented by tiled splashbacks.

### OUTSIDE

To the front of the property there is a low level brick wall shielding a lawned garden with planted borders. A side driveway leads down the side of the property with gates giving access to the garden and garage.

### GARAGE

Up-and-over door, power and light.

### REAR GARDEN

The rear garden is beautifully tended featuring a patio area at the head of the garden with raised railway sleeper borders and also a lawn with small ornamental pond and stocked borders. To the head of the garden is a decked area which houses a small shed which has been used as a playroom for the family's children. The property also benefits from timber fencing.

### SERVICES

All mains services are available or connected to the property.

### 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).

### 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 RATING

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.

While 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. Made with Metropix 02022