



**45 Ashdene Close, Willerby HU10 6LW**  
**Offers Over £240,000**

- Modern extended semi-detached house
- THREE bedrooms plus loft area
- Superb kitchen opening into sitting room
- Lounge
- Utility room
- Driveway & garage
- Great garden!
- NO CHAIN!
- Viewing is a must!
- EPC: D

This extended, well presented semi-detached house is presented to the market with no chain! The property boasts Entrance Hallway, Lounge, Modern Kitchen with built-in appliances opening in to the Sitting Room with undisturbed views over the rear garden, Utility Room and to the first floor the landing leads to THREE Bedrooms, Modern House Bathroom and Loft Area. The gardens provide great outdoor space and a side driveway leads to the garage. This is a truly great property to which an early viewing is a must!

#### LOCATION

Ashdene Close is located off Gorton Road and lies within ease of reach of all the amenities and facilities that Willerby has to offer.

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

##### GROUND FLOOR

A uPVC door with glazed inserts leads into:

##### ENTRANCE VESTIBULE

Staircase leading to the first floor accommodation.

##### LOUNGE

18'6" into bay decreasing to 15'6" x 11'8 max (5.64m into bay decreasing to 4.72m x 3.56m max)  
uPVC double glazed walk-in bay window to the front elevation, wall mounted TV aerial point and Karndean flooring. Access to the understairs storage cupboard.

##### BREAKFAST KITCHEN

14'11" x 8'4" (4.55m x 2.54m)  
An extensive range of contemporary ivory base and wall cupboards with work surfaces and splashbacks, contemporary lighting to kick boards, stainless steel double oven with stainless steel gas hob and extractor, one and a quarter bowl sink unit, integrated dishwasher and tiled flooring.

Opening to:

##### SITTING/DAY ROOM

11' x 8'9" (3.35m x 2.67m )  
Having been extended to provide a superb family area with orangery roof and uPVC double glazed French doors opening onto the rear garden. Wall mounted TV point. Tiled flooring.

##### UTILITY ROOM

8'9" x 6'5" (2.67m x 1.96m)  
uPVC double glazed window to be fitted to the rear elevation, fitted base and wall cupboards, space and plumbing for washing machine and gas central heating.

Door into:

##### GARAGE

Up-and-over door, power and light.

##### FIRST FLOOR

##### LANDING

Access to loft.

##### BEDROOM 1

13'2" x 8'3" (4.01m x 2.51m)  
uPVC double glazed window to the front elevation.

##### BEDROOM 2

12'3" x 8'3" (3.73m x 2.51m)  
uPVC double glazed window to the rear elevation.

##### BEDROOM 3

9'8" x 6'5" (2.95m x 1.96m)  
uPVC double glazed window to the front elevation.

##### BATHROOM

6'3" x 5'5" (1.91m x 1.65m)  
uPVC double glazed window to the rear elevation, modern three piece suite in white comprising panelled bath with electric shower over, low level w.c. and pedestal wash hand basin, fully tiled to wet areas with attractive Travertine border tiles.

##### LOFT AREA

12' x 9' (3.66m x 2.74m)  
Accessed from the landing and built over the garage. uPVC double glazed window to the side elevation. Prospective purchasers should note that this room does not have regulations and is therefore being marketed as a loft areas only.

##### OUTSIDE

To the front of the property is an open plan lawned garden with private driveway providing off-street parking and leading to the garage.

The rear garden is well tended featuring a decking area which leads down to a lawned garden with fenced perimeter. There is also a hot tub which is available by separate negotiation.

##### 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 majority uPVC Double Glazing.

##### TENURE

We believe the tenure of the property to be 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 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.

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 is given as to their operability or efficiency can be given.  
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