Riverside



124 Ashby Road

, Hull, HU4 7JT

Offers in the region of £110,000

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Summary

There's something lovely about a home that's been genuinely loved and cared for over the years, and this charming two-bedroom mid-terrace on Ashby Road is exactly that. Having had the same occupier since it was built, the property has been well maintained throughout and offers a lovely opportunity for someone to move straight in, get settled and gradually put their own stamp on things along the way.

An ideal first home, the property benefits from gas central heating and UPVC double glazing and offers more than you might expect.

On the ground floor, an entrance hallway provides access to a useful cupboard beneath the stairs, perfect for keeping all those everyday bits and pieces out of sight. The lounge diner offers a comfortable space to relax and entertain, while to the rear is a well-appointed kitchen alongside a particularly handy utility area.

Upstairs, there are two genuine double bedrooms, both benefiting from fitted wardrobes, together with a shower room comprising a wash basin and enclosed shower cubicle. There's also the added convenience of a separate WC.

Outside, the front garden is low maintenance, while the rear offers an enclosed garden, mostly laid to lawn with a patio area and rockery. A rear gate also provides access to a pathway leading back around to the front of the property.

Offered for sale with no onward chain, this is a lovely opportunity for a first-time buyer to take their first step onto the property ladder and make a house their own.

A home with plenty of charm and potential – viewing is essential!

Ground Floor

Entrance Hallway

A welcoming entrance into this lovely property via UPVC double glazed door to the front. Hallway with fitted stairs to the first floor level, generous under stairs storage and radiator.

Lounge/Diner

11'3" x 20'5" (3.43m x 6.24m)

A spacious room from front to rear of the property, with UPVC double glazed window to the front and double glazed sliding doors to the rear garden, carpet flooring and two radiators.

Kitchen

8'10" x 9'1" (2.71m x 2.79m)

Fitted with a range of base and wall mounted units, laminated work surfaces with tiling to the splashback areas, inset sink, freestanding cooker and space for washing machine and under-counter fridge. With tiled flooring and radiator.

Utility

12'9" x 5'3" (3.91m x 1.61m)

With UPVC double glazed windows to the rear and side along side a UPVC door to the rear garden. With base units for storage and laminated work surface.

First Floor

Central Landing
Providing access to all first floor rooms alongside an airing cupboard for storage.

Bedroom One
15'1" x 9'3" (4.61m x 2.83m)
A generous double bedroom to the front with two UPVC double glazed windows, built in wardrobes for storage and additional storage cupboard, carpet flooring and radiator.

Bedroom Two
9'0" x 10'11" (2.76m x 3.33m)
To the rear with UPVC double glazed window, fitted wardrobes and cupboard housing the combi boiler, carpet flooring and radiator.

Shower Room
5'10" x 5'5" (1.78m x 1.66m)
With UPVC double glazed window to the rear, enclosed shower cubicle and pedestal sink unit. Chrome heated towel radiator.

WC
2'7" x 5'6" (0.80m x 1.70m)
With UPVC double glazed window to the rear, low level WC and radiator.

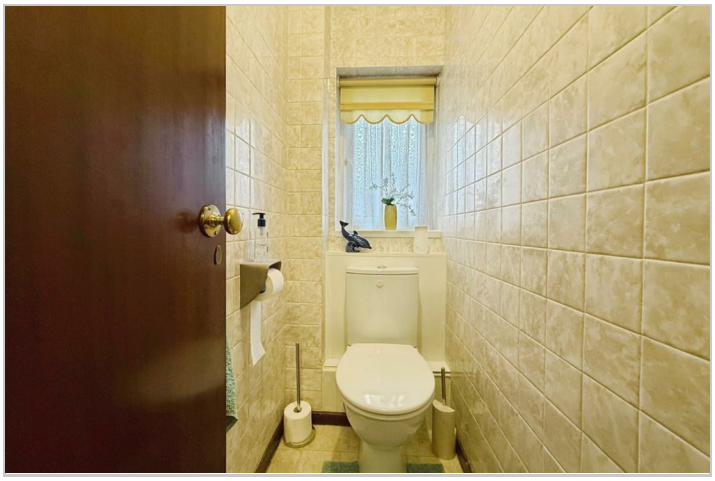
Externally
Outside, to the front is a paved front garden for ease of maintenance. the rear is enclosed and mostly laid to lawn with patio area for seating, a rockery to the end of the garden and gate leading to a pathway back to the front.

Council Tax Band
We have been advised the property is council tax band A, payable to Hull City Council.

ADDITIONAL INFORMATION
Tenure:
Freehold

Disclaimer:
Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.









Road Map



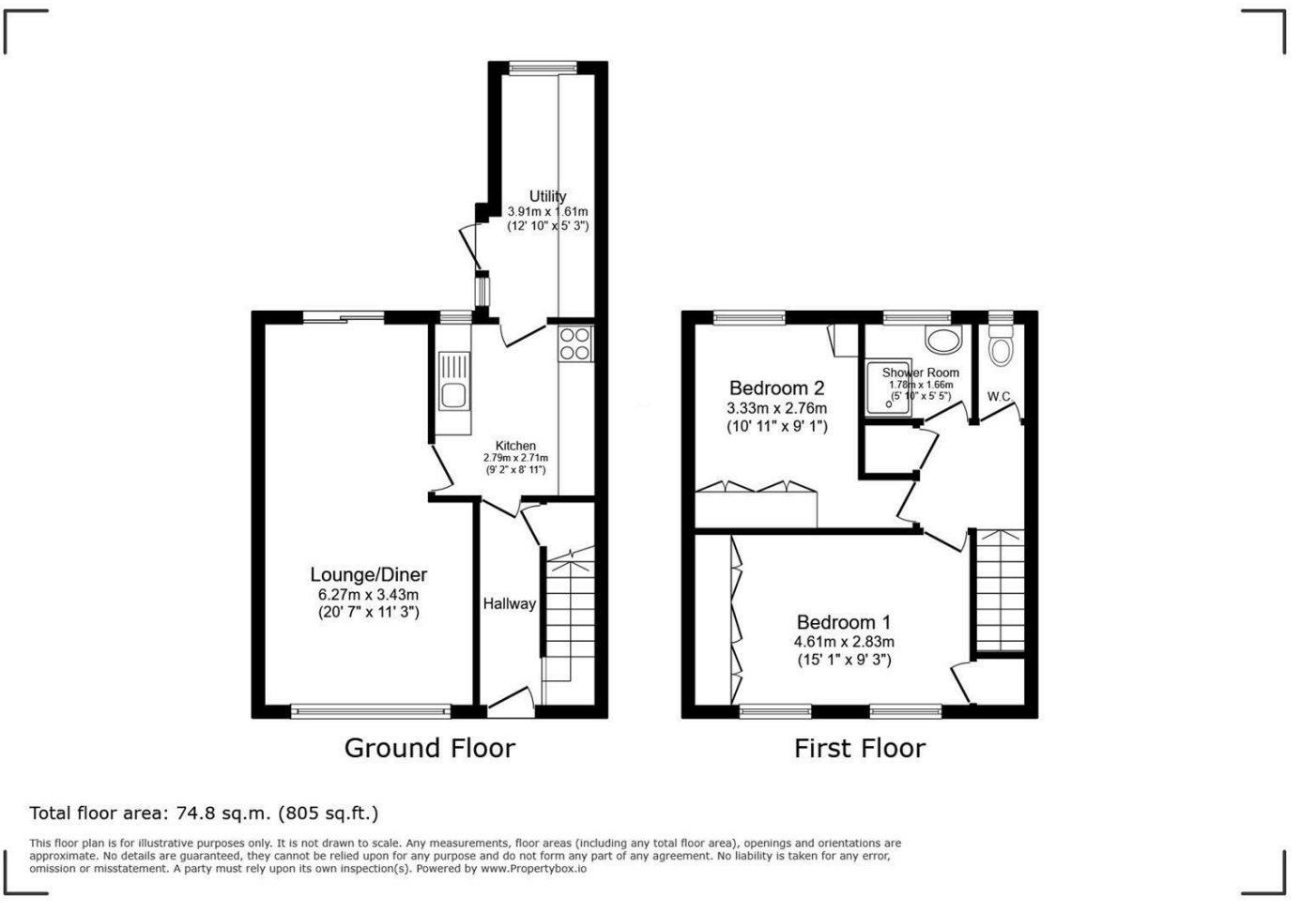
Hybrid Map



Terrain Map



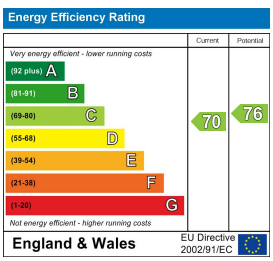
Floor Plan



Viewing

Please contact our Hull Office
on 01482 322411 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

30 Prestongate, Hessle, East Riding of Yorkshire, HU13 0RE
Tel: 01482 322411 Email: enquiries@riversideproperty.co.uk www.riversideproperty.co.uk