Carters House, 7 Ash Grove, Willerby, East Yorkshire, HU10 6JH

- Individual Detached
- Significant Accommodation
- Fabulous Open-Plan Kit.
- Brand New Fittings
- Great Living Space
- Popular Established Position
- 4 Beds/ 3 Baths
- Part Exchange Considered

Part Exchange Considered £595,000
INTRODUCTION
The last property of the successful ‘The Laurels’ development. This tremendous family home has been subject to a comprehensive remodel and refurbishment including significant extensions to create fabulous individual detached house which comes complete with a 10 year building warranty. There is still the opportunity to influence the style and colour of the fittings to your personal preference. First impressions count and you will not be disappointed - a spacious reception gives access to a cloaks/WC, study, lounge with feature glazing and the tremendously spacious open-plan living/dining/kitchen zone which has bi-folding doors out to the garden. There is also a separate utility room. At first floor are four large bedrooms including a spacious master suite with dressing area and en-suite. Bedroom 2 is also en-suite. The accommodation has the benefit of newly installed double glazing, gas fired central heating system to radiators, new electrical and plumbing systems.

Outside a driveway leads to the attached garage and the rear garden enjoys a westerly facing aspect, mainly lawned complimented by a patio area with new landscaping and boundary treatments. It is worth noting that the property was the home for many years of the former Hull City legend Raich Carter who played for the club between 1948 and 1952. In all an outstanding property of which early viewing is strongly recommended.

LOCATION
Ash Grove is situated between Carr Lane and Hawthorn Avenue being an established residential area. Willerby is one of the area’s most popular residential locations to the western side of Hull. The immediate villages of Willerby, Kirk Ella and Anlaby offer an excellent range of shops, recreational facilities and amenities in addition to well reputed public and private schooling nearby including Carr Lane Primary School and Wolferton Secondary School. Haltemprice Sports Centre is easily accessible and the property is conveniently placed for Hull city centre, The Humber Bridge, the nearby town of Cottingham and the historic town of Beverley in addition to convenient access for the A63/M62 motorway network.

ACCOMMODATION
Residential entrance door to

ENTRANCE RECEPTION
17'9 x 14'8 approx (5.41m x 4.47m approx)

CLOAKS/WC
7'8 x 5'1 approx (2.34m x 1.55m approx)

LOUNGE
26'3 x 11'4 approx (8.00m x 3.45m approx)

STUDY
11'4 x 9'8 approx (3.45m x 2.95m approx)
**KITCHEN/LIVING/DINING**

40'4 x 19'10 reducing to 11'2 approx (12.29m x 6.05m reducing to 3.40m approx)

The kitchen images used in this brochure are computer generated and for guidance only.

**ALTERNATIVE VIEW**
**ALTERNATIVE VIEW**

**UTILITY**
16'0 x 7'10 approx (4.88m x 2.39m approx)

**FIRST FLOOR**

**LANDING**
18'2 x 10'7 approx (5.54m x 3.23m approx)

**BEDROOM 1**
25'1 x 13'2 approx (7.65m x 4.01m approx)

**DRESSING AREA**
12'4 x 8'0 approx (3.76m x 2.44m approx)

**ENSUITE**
10'6 x 8'1 approx (3.20m x 2.46m approx)

**BEDROOM 2**
14'1 x 11'1 approx (4.29m x 3.38m approx)

**BEDROOM 3**
11'1 x 10'5 approx (3.38m x 3.18m approx)

**BEDROOM 4**
18'0 x 9'7 max approx (5.49m x 2.92m max approx)

**BATHROOM**
10'8 x 7'9 approx (3.25m x 2.36m approx)
OUTSIDE
A driveway provides good parking and access to the attached garage. To the rear the gardens enjoy a westerly aspect and will be predominantly lawn, complemented by a patio area and fenced boundaries.

REAR VIEW OF PROPERTY

ALTERNATIVE VIEW

TENURE
Freehold
COUNCIL TAX BAND
From a verbal enquiry we are led to believe that the Council Tax band for this property is Band F. We would recommend a purchaser make their own enquiries to verify this.

PART EXCHANGE OPTION
The seller may consider exchanging this property for your existing home if it is of a lesser value with the appropriate cash difference to be paid.

VIEWING
Strictly by appointment through the agent. Brough Office 01482 669982.

PHOTOGRAPH DISCLAIMER
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

VALUATION SERVICE
If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.

STAMP DUTY REFORMS 4 DEC 2014
Purchase Price of Property New Rates Paid on the Part of the Property Price Within Each Tax Band £0 - £125,000 0% £125,001 - £250,000 2% £250,001 - £925,000 5% £925,001 - £1,500,000 10% £1,500,001 and over 12% Should you have any queries please contact our office for clarification.

VIEWING APPOINTMENT
TIME ..................DAY/DATE ............................................ SELLERS NAME(S) ............................

AGENTS NOTE
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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, particularly if you contemplate travelling some distance to view the property.