



Wauldby Close, Hull, HU10 6QQ
Offers Over £160,000


**Philip
Bannister**
Estate & Letting Agents

Wauldby Close, Hull, HU10 6QQ

Key Features

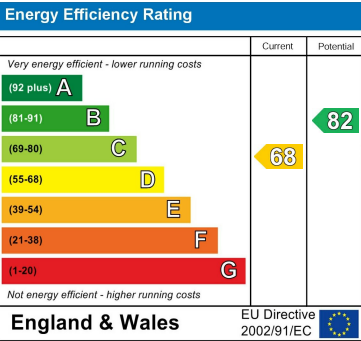
- Highly Sought-After Location
- Well Proportioned Bedrooms
- Generous Living Accommodation
- Ample Off-Street Parking
- Perfect Family Home
- Modern Kitchen
- Must View
- EPC = D

Nestled in the desirable area of Wauldby Close, Anlaby, Hull, this charming Terraced family home presents an excellent opportunity for those seeking a comfortable and convenient living space. Boasting a prime corner plot, the property is ideally situated close to a variety of local amenities, making it perfect for families and professionals alike.

Upon entering, you are welcomed by an entrance hall that leads to a well-appointed lounge and a dining area. The fitted kitchen is functional and offers a delightful space for culinary pursuits. The first floor features a landing that leads to three generously sized bedrooms, and a bathroom is conveniently located to serve all bedrooms.

Outside, the property benefits from side and rear gardens, perfect for enjoying the outdoors or hosting gatherings. A driveway at the front of the home offers off-road parking, adding to the convenience of this lovely residence.

With its superb location and well-designed layout, early viewing is highly recommended to fully appreciate all that this property has to offer. Don't miss the chance to make this delightful family home your own.





GROUND FLOOR;

ENTRANCE HALL

Providing access to the accommodation with stairs off.

LOUNGE

15'5 x 9'11 (4.70m x 3.02m)

A generous living space with window to the front and rear elevations and a feature fireplace.

DINING AREA

8'10 x 9'6 (2.69m x 2.90m)

A further reception space with window to the front and side elevation and open to the kitchen.

KITCHEN

15'4 x 10'5 (4.67m x 3.18m)

A modern kitchen with white gloss wall and base units, laminated work surfaces and upstands. Integrated appliances include Electric Hob, Electric Oven, Extractor, Plumbing for an Automatic Dishwasher in the storage cupboard. Further benefitting from windows to the side and rear elevations.

FIRST FLOOR;

BEDROOM 1

15'5 x 9'1 (4.70m x 2.77m)

An generous double bedroom with fitted wardrobes and windows to the front and rear elevations.

BEDROOM 2

8'10 x 12'9 (2.69m x 3.89m)

A further double bedroom with windows to the side and front elevations.

BEDROOM 3

10'1 x 7'1 (3.07m x 2.16m)

A generous single bedroom with window to the side elevation.

BATHROOM

With a three piece suite comprising of a panelled bath with overhead shower, a low flush WC and a wash hand basin. Further benefitting from tiled walls and a window to the side elevation.

EXTERNAL;

FRONT

A gravelled driveway providing off-street parking.

REAR

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band A. (East Riding Of Yorkshire Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

TENURE

We understand that the property is Freehold.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage. Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

AGENTS NOTES

Philip Bannister & Co.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 Philip Bannister & Co.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. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, 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.

In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)



GROUND FLOOR



1ST FLOOR



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 as to their operability or efficiency can be given.
Made with Metropix ©2025

