



Wold Road, Kingston upon Hull  
Asking Price £180,000



  
lovelle



## KEY FEATURES

- No Chain Involved
- Semi Detached Property
- Three Bedrooms
- Single Garage
- Sizeable Wrap Around Garden
- Through Lounge Diner
- Additional Car Port
- Tenure Freehold
- Council Tax Band B
- EPC Rating D

## DESCRIPTION

This superb, semi-detached home has been loved by the same owner for over 40 years, now on the market looking for a new family to make it their own.

The accommodation includes: **THREE BEDROOMS** and the family **BATHROOM** with three-piece suite to the first floor.

The generously proportioned layout includes: Entrance hall with stairs to first floor, doors open to the dual aspect through **LOUNGE/DINER** with feature fireplace and walk in bay window, adjoining the **KITCHEN**, creating a fabulous space for entertaining family and friends.

Outside there are delightful **GARDENS** that wrap around the property and a **GARAGE** with adjoining. gated carport for secure, off-street parking.

**VIEWING IS AN ABSOLUTE MUST!**







## PARTICULARS OF SALE

### Entrance Porch

**3.7m x 1.71m (12'1" x 5'7")**

Attractive front composite entrance door opens into the porch with a traditional wooden door opening into the hallway with stairs to first floor and doors opening to ....

### Kitchen

**4.51m x 1.99m (14'10" x 6'6")**

A range of fitted units with contrasting work surface and a breakfast bar. Stainless steel sink unit and space for cooker, fridge and freezer, plumbing for automatic washing machine. Two double glazed windows and door providing access to the rear garden. Tiled floor and radiator.

### Lounge/ Dining Room

**7.54m x 6.77m (24'8" x 22'2")**

A generously proportioned, dual aspect through lounge/dining room with feature fireplace and walk in bay window to front elevation. Wooden flooring and two radiators

### Bedroom One

**4.36m x 3.03m (14'4" x 9'11")**

A double bedroom with a range of built in wardrobes and dressing table. Double-glazed, walk-in bay window and radiator.

### Bedroom Two

**4.05m x 2.86m (13'4" x 9'5")**

A further double bedroom with built in wardrobes. Double glazed window and radiator.

### Bedroom Three

**2.39m x 2.06m (7'10" x 6'10")**

A single bedroom with double glazed, triangle bay window and radiator.

### Family Bathroom

**2.53m x 2.21m (8'4" x 7'4")**

Retro tiling to walls and vinyl flooring. Panelled bath with overhead shower, pedestal wash basin and low-level W.C. Obscure double glazed window and towel heater.



### Gardens

Enclosed gardens wrap around the property, mainly laid to lawn with an array of mature trees and shrubbery to boundaries. Paved walkways around the property lead down to the garage with additional car port.

Brick built garage with up and over door.

### Location

Located on Wold Road, the property is well placed for access to highly regarded schools, local amenities and shopping facilities. There is an array of Restaurants, Eateries and Public Houses with local leisure facilities including Spring Head Golf Course. Good transport links into the city of Hull.

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## TENURE

The tenure of this property is Freehold.

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## LOCAL AUTHORITY

Council tax band: B

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 300300.

<https://www.hull.gov.uk/>

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## VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01482 846622.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

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## HOW TO MAKE AN OFFER

If you are interested in this property, then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiations can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask.

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## MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01482 846622 to arrange an appointment.

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## ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy to Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy or renew an existing tenancy agreement.

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## AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that: -

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representations of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

## A&C Homes Limited T/A Lovelle Estate Agency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

## FLOOR PLANS



