

Whitakers

Estate Agents



58 Woodlands Road, Hull, HU5 5EF

£170,000

This very well presented three bed property has been altered and enhanced over recent years, now offering a good sized family home which is well placed to take advantage of great local schools and a wide range of amenities close by.

The main features include - entrance, 22' L shaped lounge / diner together with the fantastic open plan fitted kitchen / diner. The first floor boasts three good bedrooms (bed three with built in draws) along with the well appointed family bathroom suite. Externally to the front of the property is a low maintenance garden which is mainly laid to stone, the rear garden is enclosed to the boundary, mainly laid to lawn with useful shed and garage.

Woodlands Road is located off Willerby Road, well positioned to access a host of amenities and enjoys easy access to and from the city centre.

Early viewings advised.

The Accommodation Comprises

Ground Floor

Entrance

Wooden glazed front door leading into hallway

Hallway



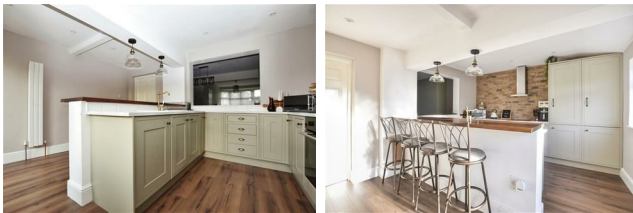
Central heating radiator, with laminate flooring and storage under the stairs.

Lounge / Diner 22'3 x 15'2 max (6.78m x 4.62m max)



With laminate flooring and Upvc double glazed bay window and two central heating radiators.

Kitchen / Diner 14' 7 x 11'8 (4.27m 2.13m x 3.56m)



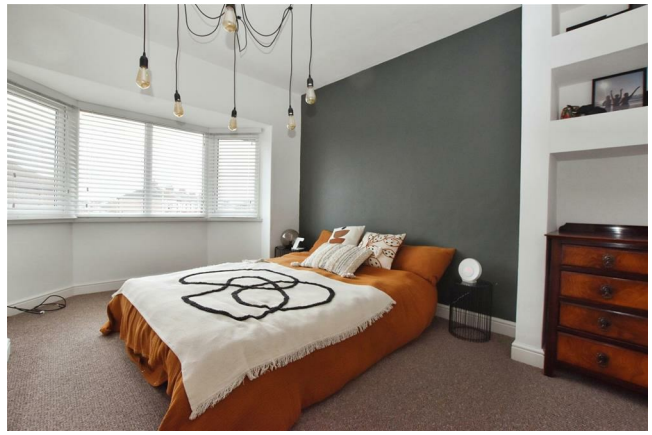
Upvc double glazed window and door, laminate flooring and fitted with a range of floor and eye level units, contemporary worktops with splash back tiles above, sink with mixer tap, oven, hob and extractor hood above, breakfast bar and integrated appliances.

First Floor

Landing

Loft hatch. Leading to:

Bedroom One 12'7" x 8'7" (3.84m x 2.63m)



Upvc double glazed bay window and central heating radiator.

Bedroom Two 10'0" x 8'9" (3.07m x 2.67m)



Upvc double glazed window and central heating radiator.

Bedroom Three 8'8" x 5'8" (2.66m x 1.75m)



Upvc double glazed window, central heating radiator and built in drawers.

Bathroom



Upvc double glazed window, towel radiator, tiled walls and flooring and fitted with a three piece suite comprising panelled bath with electric shower, pedestal sink and low flush W.C.

External



Externally to the front of the property is a low maintenance garden which is mainly laid to stone, the rear garden is enclosed to the boundary, mainly laid to lawn with useful shed and garage.

EPC Rating

EPC rating D

Tenure

The property is held under Freehold tenureship

Council Tax

Council Tax band B

Local Authority - Kingston-upon-hull (city And County Of)

Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all

measurements are approximate and for general guidance purposes only.

Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Material Information

Construction - Standard

Conservation Area - N/A

Flood Risk - Low

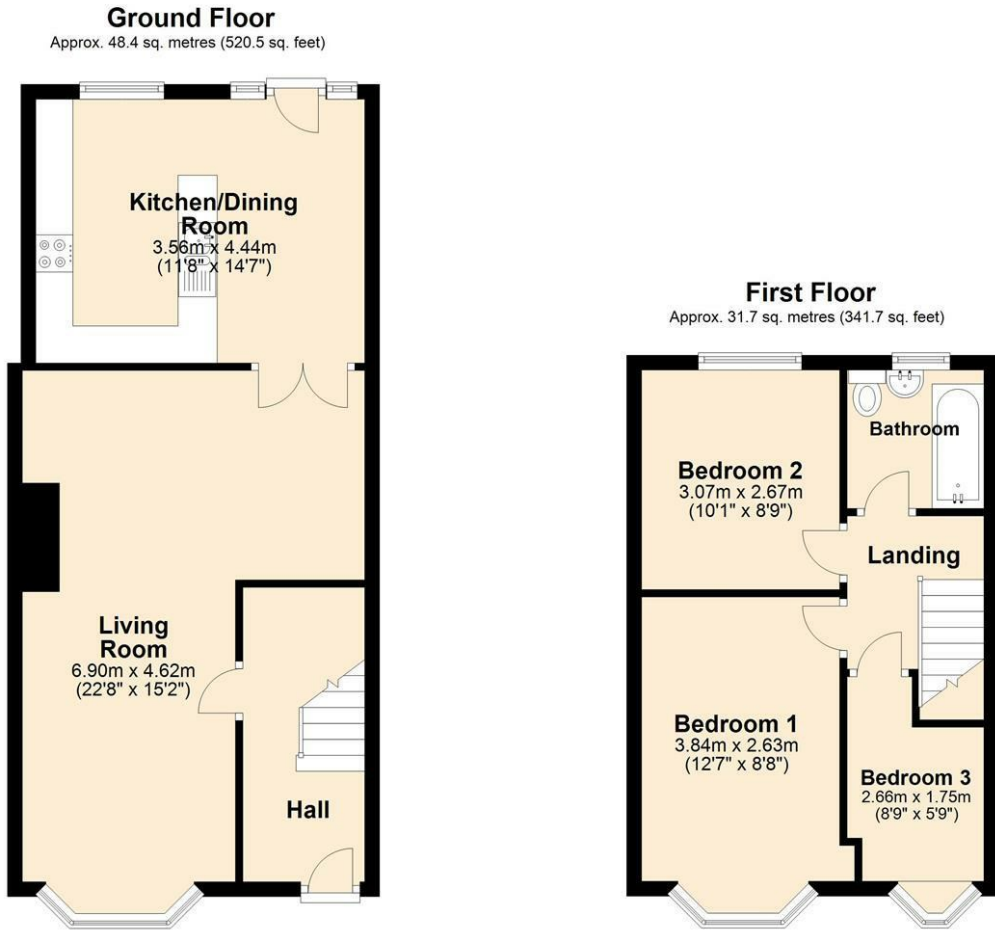
Mobile Coverage / Signal - EE Vodafone Three O2

Broadband - Basic 10 Mbps Ultrafast 1000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

Floor Plan



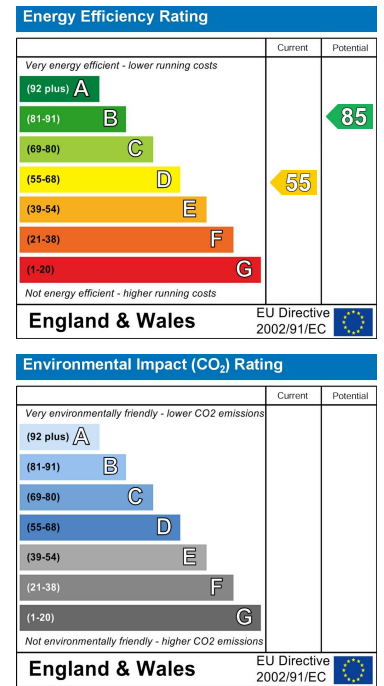
Total area: approx. 80.1 sq. metres (862.2 sq. feet)

Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

Area Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.