

# Whitakers

Estate Agents



## 36 Woodlands Road, Hull, HU5 5EF

**£142,000**

Bay fronted middle terrace property situated in a sought after residential location to the West of Hull, in close proximity to an abundance of local shopping and recreational facilities, together with schooling and excellent transportation links.

The property, whilst in need of a degree of modernisation, affords well proportioned accommodation which briefly comprises: entrance hall, through lounge dining room, inner hallway, bathroom and a fitted kitchen to the ground floor with three bedrooms to the first floor.

There are gardens to both the front and rear together with a detached garage and the property itself benefits from having Upvc double glazing and gas fired central heating.

Being offer to the market for sale with no onward chain and vacant possession.

An internal viewing is most highly recommended.

## The Accommodation Comprises

### Front External

#### Ground Floor

##### Entrance Hall

An external Upvc entrance door with a decoratively leaded and stained double glazed picture panel insert and obscured double glazed Upvc top-light and side-light leads into the entrance hall. Having a central heating radiator and where a flight of stairs lead to the first floor accommodation.

##### Through Lounge Dining Room

Lounge 14'0" (into bay window) x 12'0" (4.29m (into bay window) x 3.68m)

The focal point of the room being the feature fireplace with a marble effect surround, back and hearth with inset pebble effect electric fire within a chrome effect grate. There is a central heating radiator, a Upvc double glazed bay window to the front elevation, dado railing to the walls and coving and an ornate rose to the ceiling.

Dining Room 15'2" x 7'6" (4.64m x 2.30m)

Having an internal arched obscured glazed window light into the lounge area and a further obscured glazed window light into the kitchen. There is a central heating radiator, dado railing to the walls, coving and an ornate rose to the ceiling and a built-in understairs storage cupboard which houses the consumer unit.

##### Inner Hallway

Bathroom 9'7" x 4'5" (2.94m x 1.35m)

Being fitted with a three piece suite in white comprising: panelled bath with a 'Triton Cara' shower over, a vanity wash basin with mixer tap and fitted cabinets and drawers beneath, and a low level W.C. suite with a button push flush. There is a central heating radiator, a wall mounted 'Ideal Logic' boiler, and an obscured double glazed Upvc window to the rear elevation. There is coving to the ceiling, a vinyl finish to the floor and a fully tiled finish to the walls.

Kitchen 12'9" x 9'7" (3.90m x 2.93m)

Being fitted with a range of units in a buttermilk finish comprising: wall mounted eye-level units, glazed display cabinets, drawers and base units with a marble effect worksurface over which incorporates a composite sink and drainer unit with mixer tap. There is an integrated 'Beko' oven, and a four ring gas hob with a feature extractor canopy hood above, plumbing for an automatic washing machine, two central heating radiators, a Upvc double glazed window to the rear elevation, and an obscured double glazed

Upvc entrance door leading onto the rear garden. There is a tiled splashback finish to the walls, coving to the ceiling and a tile effect laminate finish to the floor.

#### First Floor Accommodation

##### Landing

Bedroom One 15'2" (maximum) x 12'4" (into bay window ) (4.63m (maximum) x 3.76m (into bay window ))

Having fitted wardrobes with cupboards above and an incorporated dressing table area, a central heating radiator, coving to the ceiling, a Upvc double glazed bay window with decoratively leaded and stained top-lights to the front elevation and a further a Upvc double glazed window with decoratively leaded and stained top-lights to the front elevation.

Bedroom Two 10'3" x 8'10" (3.13m x 2.70m)

Having fitted wardrobes, storage cupboards and drawers, a central heating radiator, a Upvc double glazed window to the rear elevation and coving to the ceiling.

Bedroom Three 7'3" x 6'0" (2.22m x 1.85m)

Having fitted double wardrobe with storage cupboards above, a central heating radiator, a Upvc double glazed window to the rear elevation and coving to the ceiling.

##### External

To the front of the property there is a low maintenance garden laid to decorative aggregates with hedging to the front boundary.

To the rear of the property there is an enclosed garden with areas laid to paving stones, lawn, and decorative aggregates with a range of mature planting and having timber fencing to the boundaries.

##### Garaging

Detached single garage with both power and lighting and having an up-and-over access door.

##### Tenure

The Tenure of this property is Freehold.

##### Council Tax Band

Local Authority - Kingston-Upon-Hull.  
Council Tax Band 'B'.

##### Material Information

Construction - Standard  
Conservation Area - No  
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

#### 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.

#### 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.

#### Additional Services

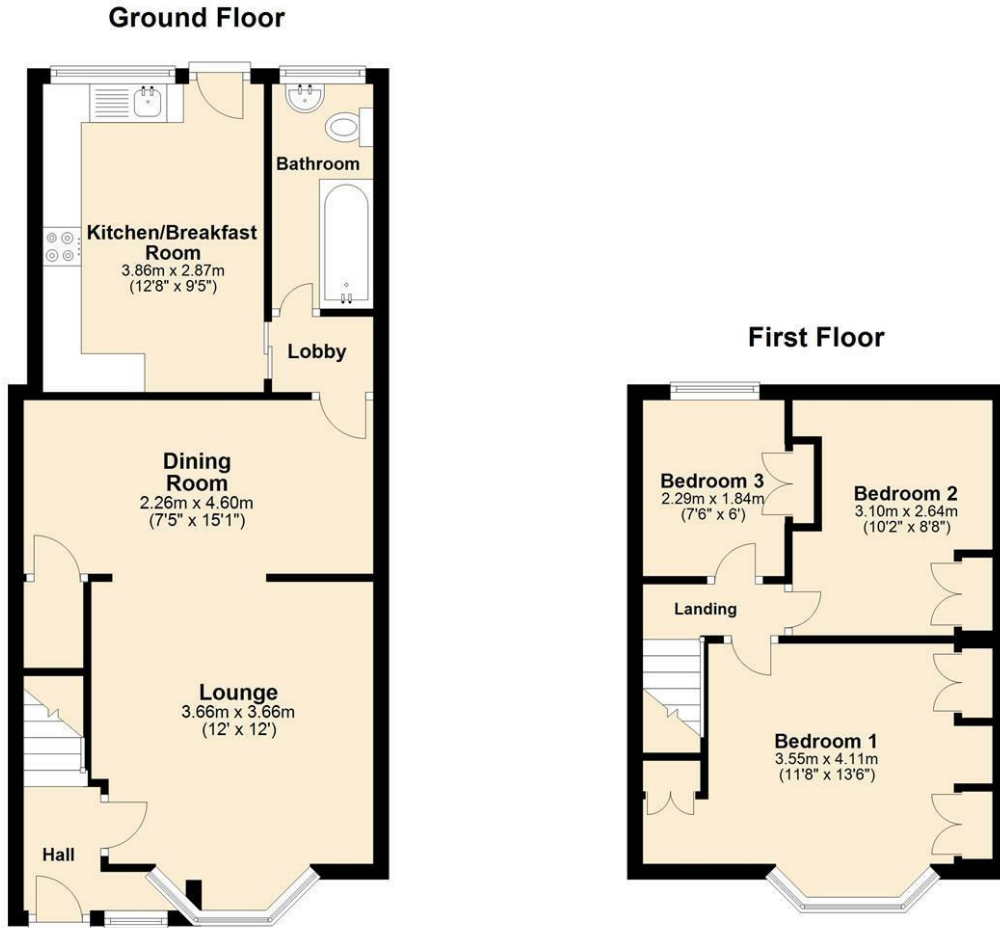
Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

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.

#### Whitakers Estate Agent Declaration

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# Floor Plan

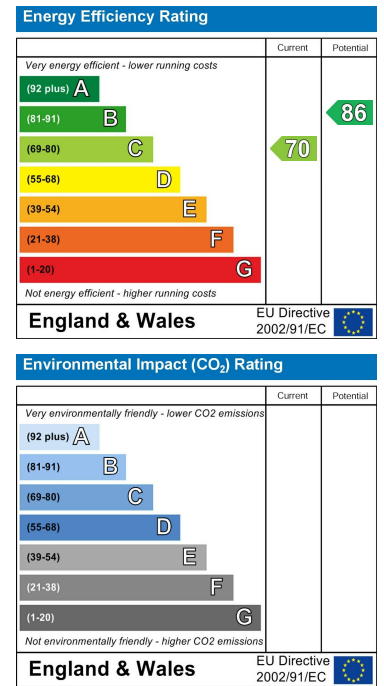


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

# 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.