

Whitakers

Estate Agents



329 Wold Road, Hull, HU5 5PU

£165,000

Introducing this traditional three bedroom end-terrace property which has been much extended and enhanced from its original design to offer ample living space across both floors, yet maintains its charming outward look.

The main features include - ground level entrance lobby, bay fronted lounge and open plan kitchen / diner with rear lobby incorporating a cloakroom off; a fixed staircase ascends to the first floor which boasts three good bedrooms and a bathroom furnished with a three piece suite.

Externally to the front aspect there is a gravelled courtyard with the kerb lowered to accommodate off-street parking a side passage leads to the back of the building. The enclosed rear garden is partly laid to lawn with a patio seating area and benefits from having an outside tap. A gravelled path leads to the gate which opens to the vehicle accessible ten-foot and detached garage.

Taken together, the accommodation on offer is ideal for a growing family seeking to reside within close proximity to an abundance of local amenities and transport links that provide multiple routes to the Hull City centre and surrounding villages.

Early viewing is recommended to avoid disappointment.

The accommodation comprises

Front external



Externally to the front aspect there is a gravelled courtyard with the kerb lowered to accommodate off-street parking. a side passage leads to the back of the building.

Ground floor

Entrance lobby

UPVC double glazed window, central heating radiator and laminate flooring. Leading to :

Lounge 12'10" x 13'10" (3.93 x 4.23)



UPVC double glazed bay window, central heating radiator, log effect fire with oak mantle, under stairs storage cupboard and laminate flooring.

Kitchen / dining room 19'5" x 12'7" (5.93 x 3.86)



UPVC double glazed window, central heating radiator, built in storage cupboard, laminate flooring and fitted with a range of floor and eye level units, contemporary worktop with splashback tiles above, sink wry mixer tap, plumbing for a washing machine and dishwasher and integrated oven with hob and extractor hood above.

Rear lobby

UPVC double glazed side door and laminate flooring.

W.C.

UPVC double glazed window, tile effect laminate flooring and furnished with a low flush W.C.

Landing

With access to the loft hatch, central heating radiator, built in storage cupboard and carpeted flooring. Leading to :

First floor

Bedroom one 11'10" x 13'10" (3.62 x 4.24)



UPVC double glazed window, central heating radiator and carpeted flooring.

Bedroom two 8'0" x 10'1" maximum (2.45 x 3.08 maximum)



UPVC double glazed window, central heating radiator and carpeted flooring.

Bedroom three 10'1" x 7'8" (3.08 x 2.34)



UPVC double glazed window, central heating radiator and carpeted flooring.

Bathroom



UPVC double glazed window, central heating radiator, partly tiled to splash back areas with tiled flooring and furnished with a three piece suite comprising panelled bath with mixer tap and electric shower, vanity sink with mixer tap and low flush W.C.

Rear external



The enclosed rear garden is partly laid to lawn with a patio seating area and benefits from having an outside tap. A gravelled path leads to the gate which opens to the vehicle accessible ten-foot and detached garage.

Tenure

The property is held under Freehold tenureship

Council tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00030370032908

Council Tax band - B

EPC rating

EPC rating - D

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Basic 11 Mbps / Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

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.

Floor Plan

