# 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 ( $2.45 \times 3.08$  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

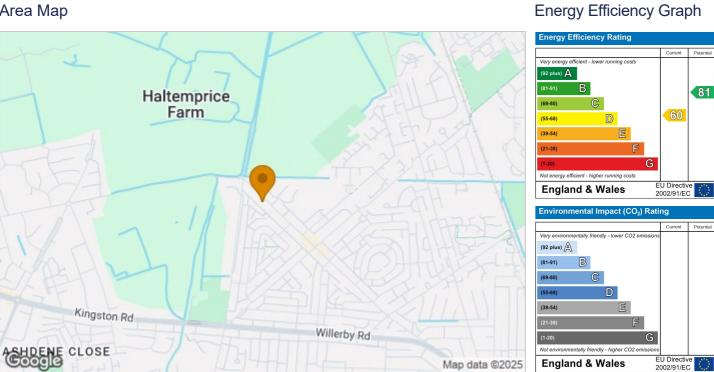
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# Floor Plan



Total area: approx. 77.3 sq. metres (831.9 sq. feet) nce only and are intended to give a general Plan produced using PlanUp.

# Area Map



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