

Whitakers

Estate Agents



341 Wold Road, Hull, HU5 5PU

£145,000

No Onward Chain!

This immaculate property has been refurbished and redecorated internally and externally to a high standard throughout, and offered to the market with no onward chain ready for its new owners to move straight into and enjoy from day one with no work to do, perfect for a first time buyer or would also be ideal for downsizers looking to stay in this ever popular location which is close to local schools.

The main features include - entrance, lounge and a newly fitted kitchen / diner with breakfast bar , rear lobby and ground floor W.C.

The first floor boasts two good bedrooms (both with fitted wardrobes). There is a newly fitted modern shower room, along with new floor coverings and new radiators and new blinds.

Externally to the front of the property is a walled low maintenance garden, the rear garden is again low maintenance by design, enclosed to the boundary with a garage for off street parking.

This refurbished property really ticks all the boxes in terms of location, condition and price as such early viewings are advised.

The Accommodation Comprises

Ground Floor

Entrance

Upvc double glazed door and side window.

Lounge 13'9 x 13'1 max (4.19m x 3.99m max)



With Upvc double glazed bay window to the front aspect, two brand new central heating radiators and under stairs storage cupboard.

Dining Area 13'8 x 6'7 (4.17m x 2.01m)



Laminate flooring and brand new central heating radiator.

Kitchen 12'3 x 9'8 (3.73m x 2.95m)



With a range of newly installed floor and eye level shaker style units and complimentary work surfaces above and splash backs, induction hob and electric oven. Breakfast bar, laminate flooring, newly installed glass sink with mixer tap and two Upvc double glazed windows.

Rear Lobby 4'3 x 3'3 (1.30m x 0.99m)

Upvc double glazed back door and access to W.C

W.C 3'6 x 3'8 (1.07m x 1.12m)



With Upvc double glazed window and a low flush toilet and wash basin above.

First Floor

Landing

Laminate flooring and loft hatch.

Bedroom One 10'7 tfw x 9'4 tfw (3.23m tfw x 2.84m tfw)



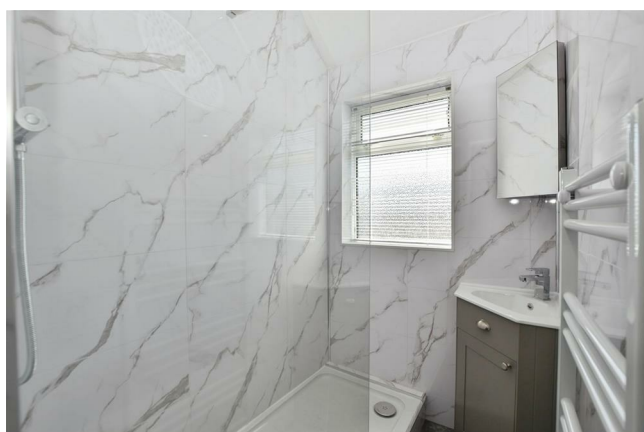
With two fitted wardrobes, Upvc double glazed window and brand new central heating radiator.

Bedroom Two 7'9 x 7'5 (2.36m x 2.26m)



With fitted wardrobes, Upvc double glazed window and brand new central heating radiator.

Shower Room 5'3 x 4'1 (1.60m x 1.24m)



With a newly installed shower enclosure and mixer shower above, fully tiled walls and floor. Brand new central heating radiator and Upvc double glazed window.

External



Walled low maintenance garden to the front. The rear garden is enclosed to the boundary, again low maintenance by design with garage.

EPC

EPC rating - C

Tenure

The property is held under Freehold tenureship.

Council Tax

Council Tax band - A

Local Authority - Kingston Upon Hull

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.

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 - N/A

Coalfield or Mining Area - N/A

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.

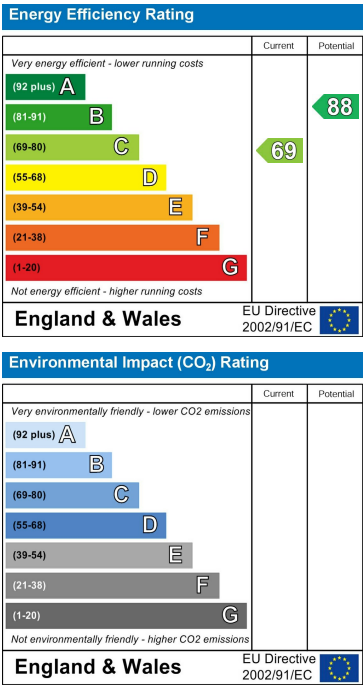
Floor Plan



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