

Whitakers

Estate Agents



30 Woldcarr Road, Hull, HU3 6TP

Offers Over £160,000

Introducing this traditional semi-detached property that enjoys a host of original features throughout, and is offered to the market with NO ONWARD CHAIN.

The main features include - entrance hall, bay fronted lounge, spacious dining room, fitted kitchen with built-in pantry, and utility room extension. There are two double bedrooms, a good third room, and a bathroom to the first floor.

Externally to the front aspect, there is a lawned garden with boundary hedging to the surround. A side gate opens to the enclosed rear garden, which is mainly laid to lawn with a paved seating area.

A roller gate opens to a hardstand that can accommodate off-street parking, and the residence also benefits from having a garage. A new owner may also wish to apply for permission to lower the kerb of the front garden to create further off-street parking.

Taken together, the accommodation on offer is ideal for those who are seeking a property that they can enhance to suit their own tastes in cosmetic design, and take advantage of the abundance of amenities and transport links Anlaby Road and Spring Bank West provide.

Early viewing is advised.

The accommodation comprises

Front external



Externally to the front aspect, there is a lawned garden with boundary hedging to the surround.

Ground floor

Hallway

UPVC double glazed door with side windows, central heating radiator, under stairs storage cupboard, and carpeted flooring.

Lounge 14'6" x 10'9" (4.42 x 3.30)



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

Dining room 13'5" x 11'2" (4.09 x 3.41)



UPVC double glazed window, central heating radiator, tiled fireplace, fitted storage cupboards, and carpeted flooring.

Kitchen 7'8" x 7'8" (2.35 x 2.34)



UPVC double glazed window, central heating radiator, tiled flooring, and fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with dual taps, and provision for a gas cooker. Also with built-in pantry.

Rear lobby

Two built-in storage cupboards, and tiled flooring. Leading to :

Utility room



UPVC double glazed door, two UPVC double glazed windows, tiled flooring, and fitted with a worktop with splashback tiles above, wash basin, and plumbing for a washer and a dryer.

First floor

Landing

With access to the loft hatch, stained glass window, and carpeted flooring. Leading to :

Bedroom one 13'8" x 10'9" (4.19 x 3.30)



UPVC double glazed bay window, central heating radiator, feature fireplace, built-in storage cupboard, and carpeted flooring.

Bedroom two 11'11" x 9'3" (3.65 x 2.83)



UPVC double glazed window, central heating radiator, built-in storage cupboard, and carpeted flooring.

Bedroom three 8'11" x 7'2" (2.72 x 2.19)



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

Bathroom



UPVC double glazed window, central heating radiator, partly tiled to splashback areas with carpeted flooring, and furnished with a three-piece suite comprising panelled bath with dual taps, pedestal sink with dual taps, and low flush W.C.

Rear external



A side gate opens to the enclosed rear garden, which is mainly laid to lawn with a paved seating area.

Car parking



A roller gate opens to a hardstand that can accommodate off-street parking, and the residence also benefits from having a garage. A new owner may also wish to apply for permission to lower the kerb of the front garden to create further off-street parking.

Aerial view of the property



Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00040072003004

Council Tax band - B

EPC rating

EPC rating - E

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 14 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.

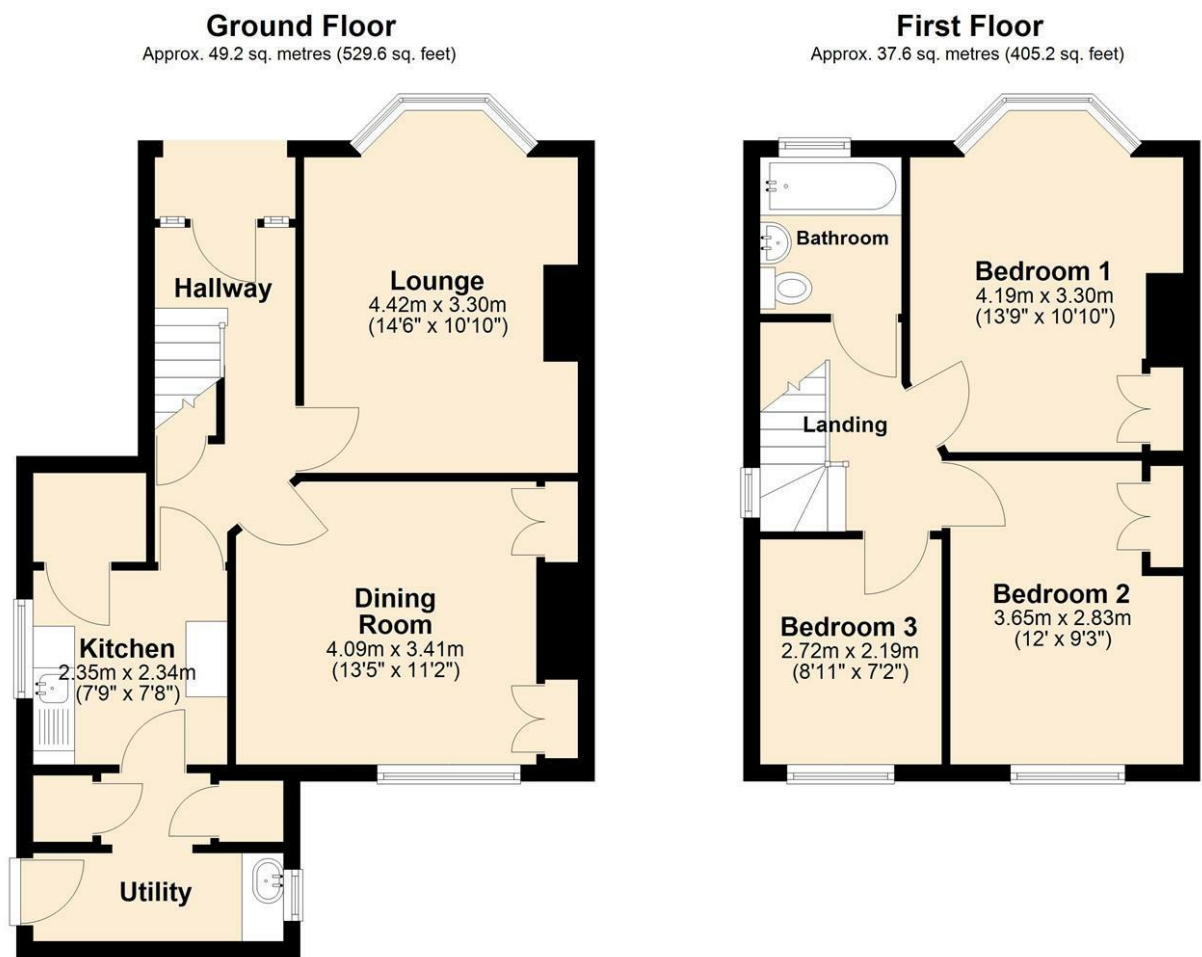
Free Market Appraisals / Valuations

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.

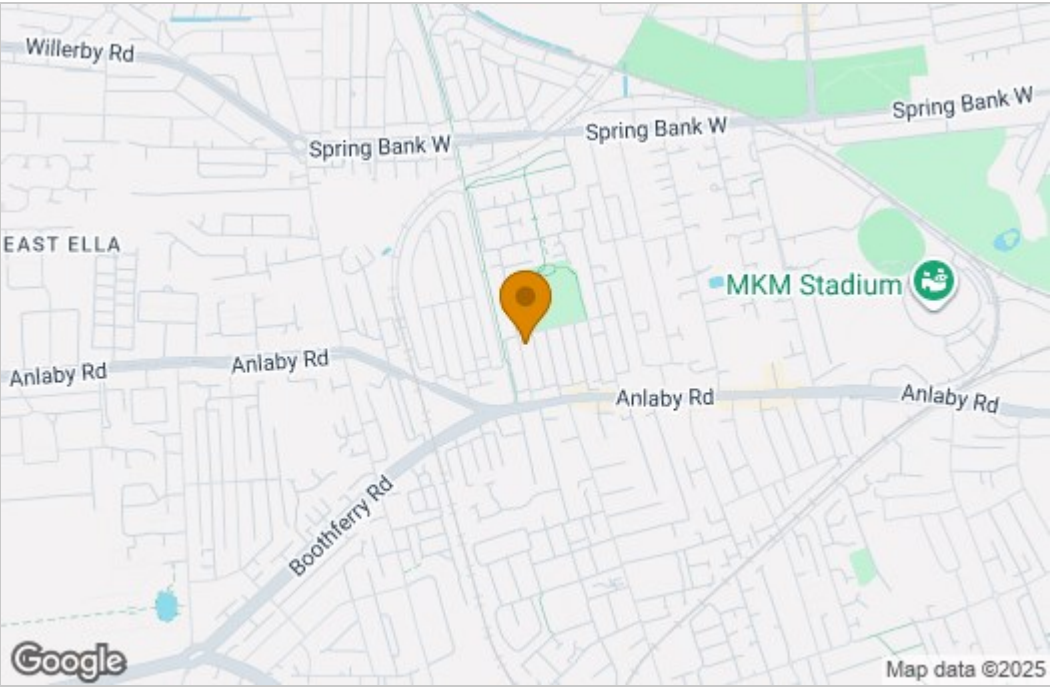
Whitakers Estate Agent Declaration

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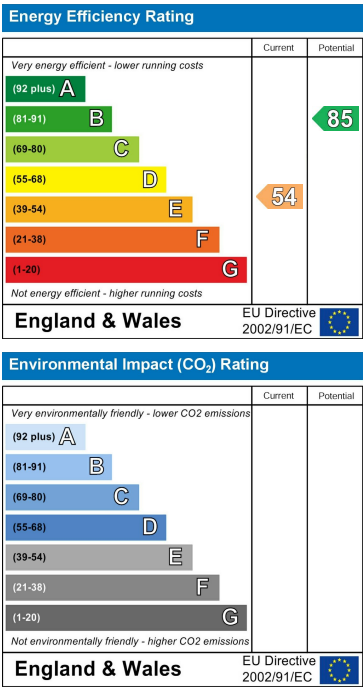
Floor Plan



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.