



SYMONDS + GREENHAM

Estate and Letting Agents



88 Wold Road, Hull, HU5 5UW

£210,000

BEAUTIFUL THREE BED SEMI - OPEN PLAN LIVING - POPULAR HU5 LOCATION - WELL PRESENTED THROUGHOUT - CLOSE TO AMENITIES

This charming 1930s three bedroom semi detached property on Wold Road is situated in the popular HU5 location, making it an ideal family home. With excellent schools nearby and close proximity to a range of amenities, the property offers both convenience and a fantastic community setting. Stylishly presented throughout, it features a delightful open plan living and dining area, perfect for family gatherings, alongside a lovely modern kitchen and a well maintained rear garden that provides a great outdoor space for relaxation and play.

The ground floor comprises a welcoming living room that flows seamlessly into the dining area, a modern kitchen, and a convenient w/c. Upstairs, there are three generously sized bedrooms and a well appointed family bathroom, offering plenty of space for a growing family. Outside the property benefits from a front drive providing off street parking, while the rear garden, beautifully landscaped and inviting, adds to the appeal of this home. Perfectly suited for families or first time buyers, this property combines classic charm with modern living in a sought after location.

BOOK YOUR VIEWING NOW!

GROUND FLOOR

ENTRANCE HALL

with stairs to first floor, under stairs storage cupboard and doors to the dining room and kitchen

LOUNGE

10'10 x 14'3 max (3.30m x 4.34m max)

a fantastic open plan living room with electric fire and bay window, adjoining the...

DINING ROOM

9'10 x 13'0 max (3.00m x 3.96m max)

good sized dining room with doors connecting to the...

KITCHEN

15'4 x 18'11 max (4.67m x 5.77m max)

with a range of eye and base level units with complementing work surfaces, space for Range style oven, ceramic sink basin with mixer tap and drainer unit, space for fridge freezer, plumbing for washing machine and plumbing for dish washer, with french doors to the rear garden

W/C

with low level w/c

FIRST FLOOR

LANDING

BEDROOM 1

9'9 x 14'3 max (2.97m x 4.34m max)

a spacious primary bedroom with bay window

BEDROOM 2

9'2 x 12'9 max (2.79m x 3.89m max)

another good sized double bedroom with fitted storage cupboard

BEDROOM 3

6'7 x 8'1 max (2.01m x 2.46m max)

BATHROOM

with low level w/c, sink basin with vanity unit, heated towel rail and panelled bath with waterfall shower head and hand held attachment

OUTSIDE

a good sized rear garden, mainly laid to lawn with paved patio and storage shed, enclosed by timber fencing.

To the front, the property boasts a front drive with off street parking for 2 vehicles

CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band C.

DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

Symonds + Greenham have been informed that this property is Freehold.

If you require more information on the tenure of this property please contact the office on 01482 444200.

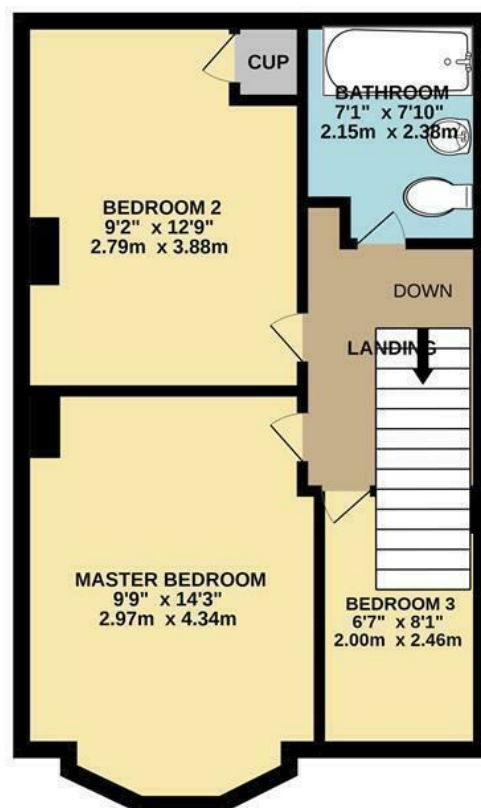
VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

GROUND FLOOR
545 sq.ft. (50.7 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 954 sq.ft. (88.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

