



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **37 Wold Road, Hull, HU5 5NL**

### **Offers in the region of £140,000**

SPACIOUS OPEN PLAN LOUNGE AND DINING AREA FILLED WITH NATURAL LIGHT - THREE WELL-SIZED BEDROOMS AND MODERN KITCHEN DESIGNED FOR FAMILY LIVING - OFF-STREET PARKING OPTIONS AND CLOSE PROXIMITY TO LOCAL AMENITIES

Nestled on Wold Road, this delightful mid-terrace home presents an excellent opportunity for families seeking a comfortable and modern living space. The property boasts a spacious open plan lounge and dining area, perfect for both relaxation and entertaining guests. The large windows allow natural light to flood the room, creating a warm and inviting atmosphere.

The modern kitchen is well-equipped, providing a functional space for culinary enthusiasts. With ample storage and contemporary fittings, it is designed to meet the needs of busy family life.

This home features three bedrooms, offering plenty of space for family members or guests. The bathroom is conveniently located and designed for practicality, ensuring comfort for all.

One of the notable advantages of this property is the options for off-street parking, a valuable feature in this bustling area. Additionally, the house is situated close to local shops and amenities, making daily errands and leisure activities easily accessible.

Overall, this family home on Wold Road combines modern living with convenience, making it an ideal choice for those looking to settle in Hull. Whether you are a first-time buyer or seeking a new family residence, this property is sure to impress.

### LOUNGE/DINING ROOM

21'8 x 15'1 max (6.60m x 4.60m max)

With bay window

### KITCHEN

13'1 x 6'7 max (3.99m x 2.01m max)

With a range of base to eye level units, complementary work top surfaces, sink and draining unit, electric oven and hob with overhead extractor fan, space for fridge freezer, space for washing machine, tiled to splash back areas

### BEDROOM ONE

10'10 x 9'10 max (3.30m x 3.00m max)

With bay window and fitted wardrobes

### BEDROOM TWO

10'10 x 8'10 max (3.30m x 2.69m max)

With fitted cupboards

### BEDROOM THREE

6'9 x 5'3 max (2.06m x 1.60m max)

### BATHROOM

Featuring a panelled bath with overhead shower and fixed hand basin with a low level w/c

### OUTSIDE

The front of the property benefits from a fenced drive. The rear garden is mainly astroturfed with garage at the bottom

### 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 "B"

### 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.

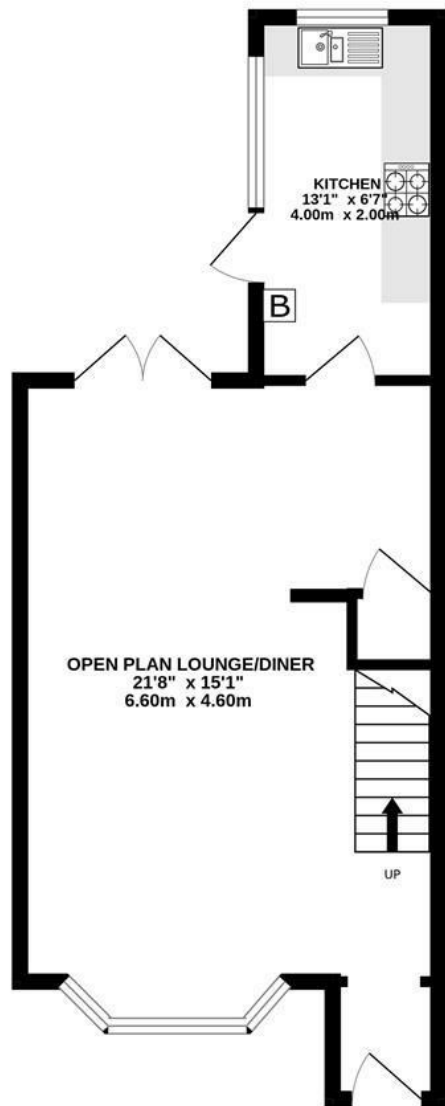
### TENURE

Symonds + Greenham have been informed that this property is Freehold

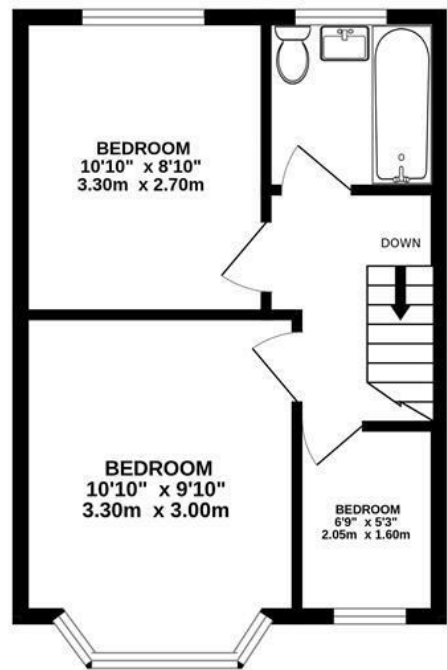
### VIEWINGS

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

GROUND FLOOR



1ST FLOOR



**TOTAL FLOOR AREA : 761sq.ft. (70.7 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(82 plus) <b>A</b>	
(81-91) <b>B</b>		(71-81) <b>B</b>	
(69-80) <b>C</b>		(59-70) <b>C</b>	
(55-68) <b>D</b>		(45-58) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

