



Wold Road

Hull, HU5

Guide Price **£120,000 – £130,000**

WIGWAM

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This beautifully presented mid-terraced property offers a fantastic opportunity for first time buyers or growing families. The ground floor features a welcoming entrance hall, lounge, and a spacious kitchen/diner. A convenient downstairs WC completes the ground floor accommodation.

Upstairs, you will find two well-proportioned double bedrooms and a modern family bathroom.

The property also benefits from a generous rear garden, providing valuable outside space for relaxation and enjoyment.

Situated on Wold Road, just off the popular Willerby Road, the home is in close proximity to a variety of local amenities and well-regarded schools.

Don't miss out on this superb opportunity – book your viewing now!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- MID-TERRACED
- 2 BEDROOMS
- BEAUTIFULLY PRESENTED THROUGHOUT
- DOWNSTAIRS WC
- CLOSE TO AMENITIES
- FREEHOLD





Entrance Hall

With laminate flooring, radiator, stairs leading to the first floor and door leading to the lounge.

Living Room

With laminate flooring, double glazed window, radiator and door leading to the kitchen/diner.

Kitchen/Diner

With laminate flooring, laminate work surfaces, sink/drainage, space for appliances, hob, extractor fan, oven, radiator, door leading to the downstairs WC and patio doors leading to the rear garden.

Downstairs WC

With laminate flooring, wash hand pedestal basin, double glazed window, WC and radiator.

Bedroom 1

With carpet flooring, double glazed windows and radiator.

Bedroom 2

With carpet flooring, double glazed window and radiator.

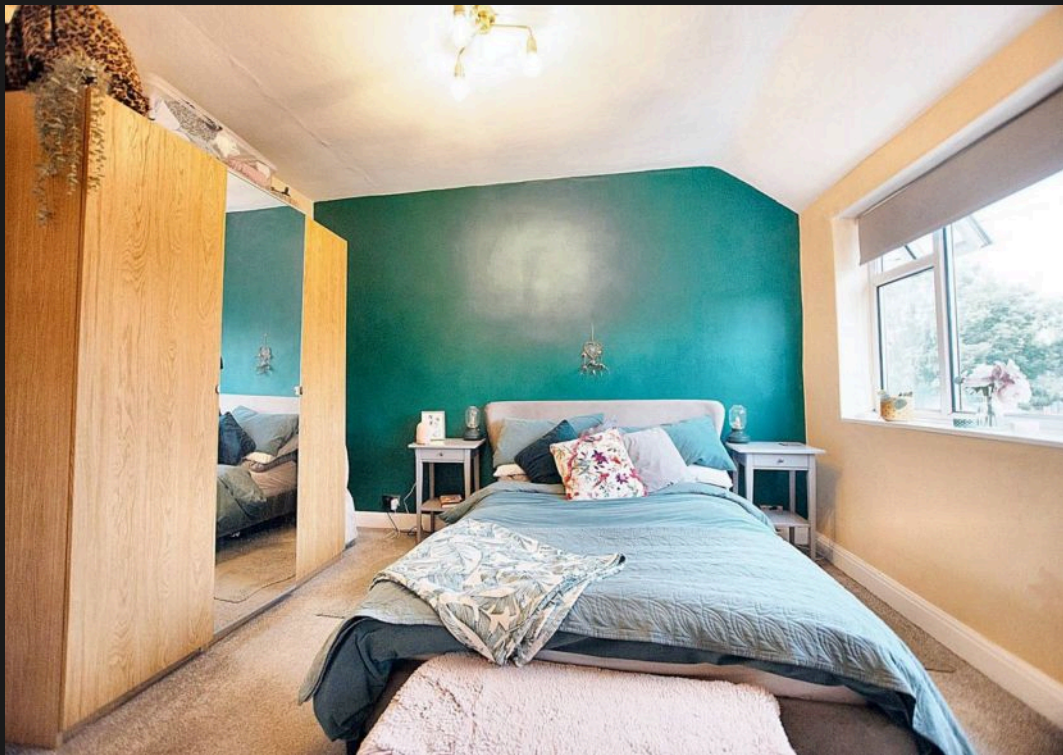
Bathroom

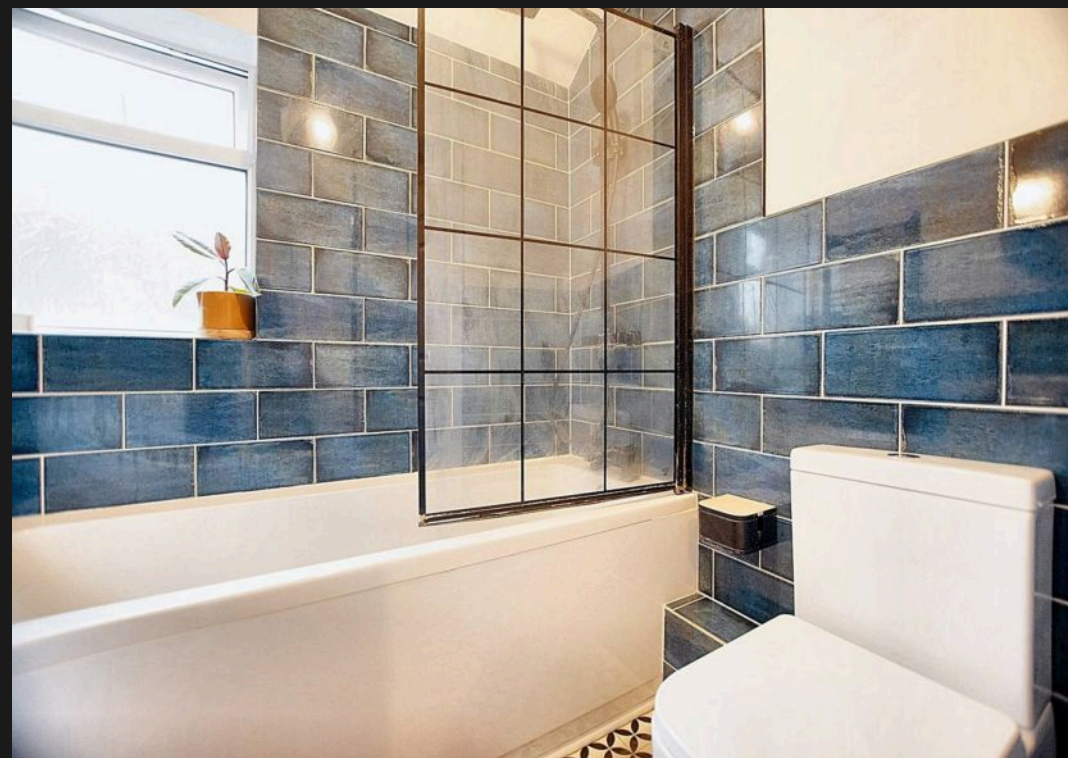
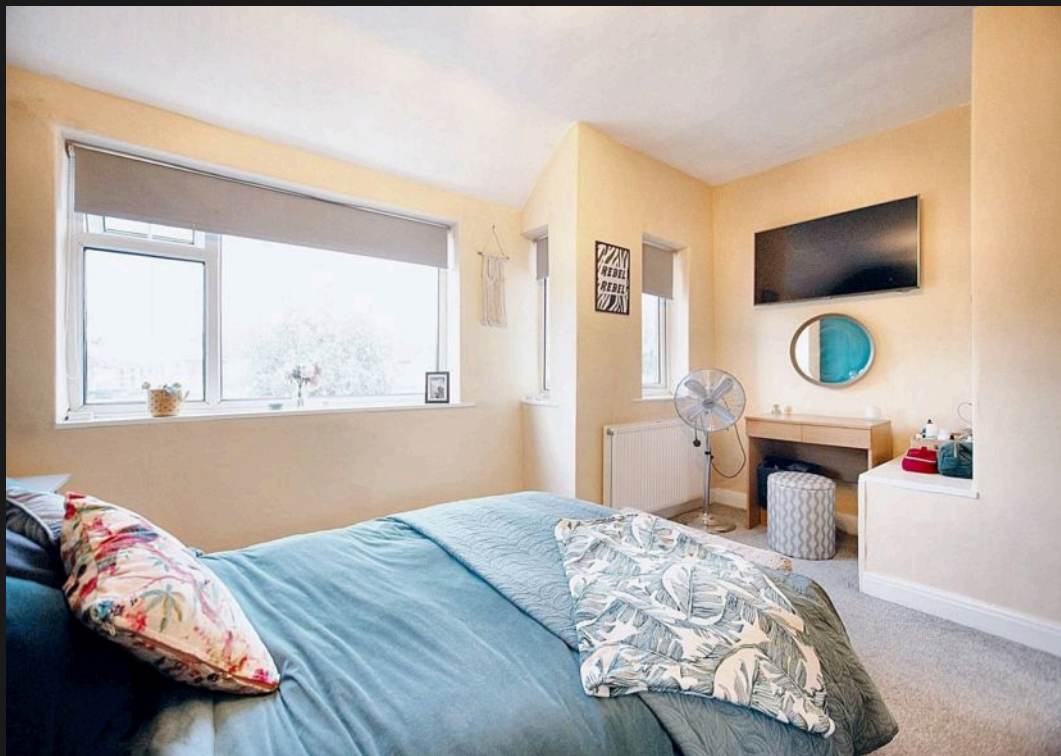
With tiled flooring, bath tub, shower attachment, wash hand vanity basin, WC, towel radiator and double glazed window.

Outside

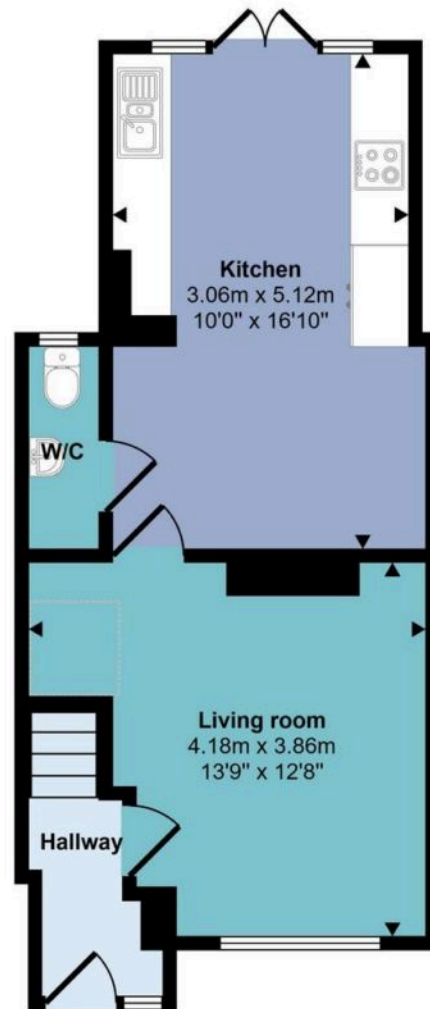
Rear garden with lawn, decking and fence boundary.



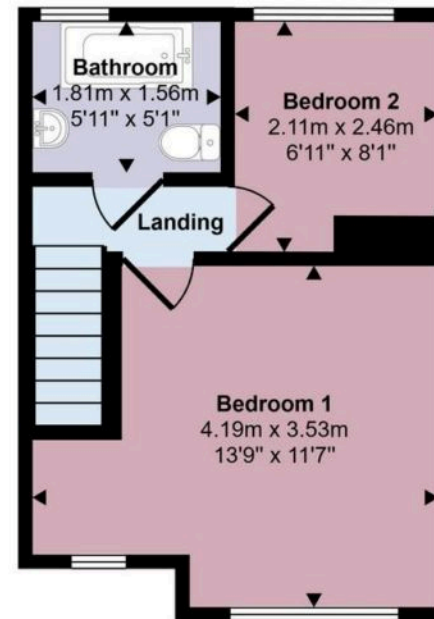




Approx Gross Internal Area
60 sq m / 642 sq ft



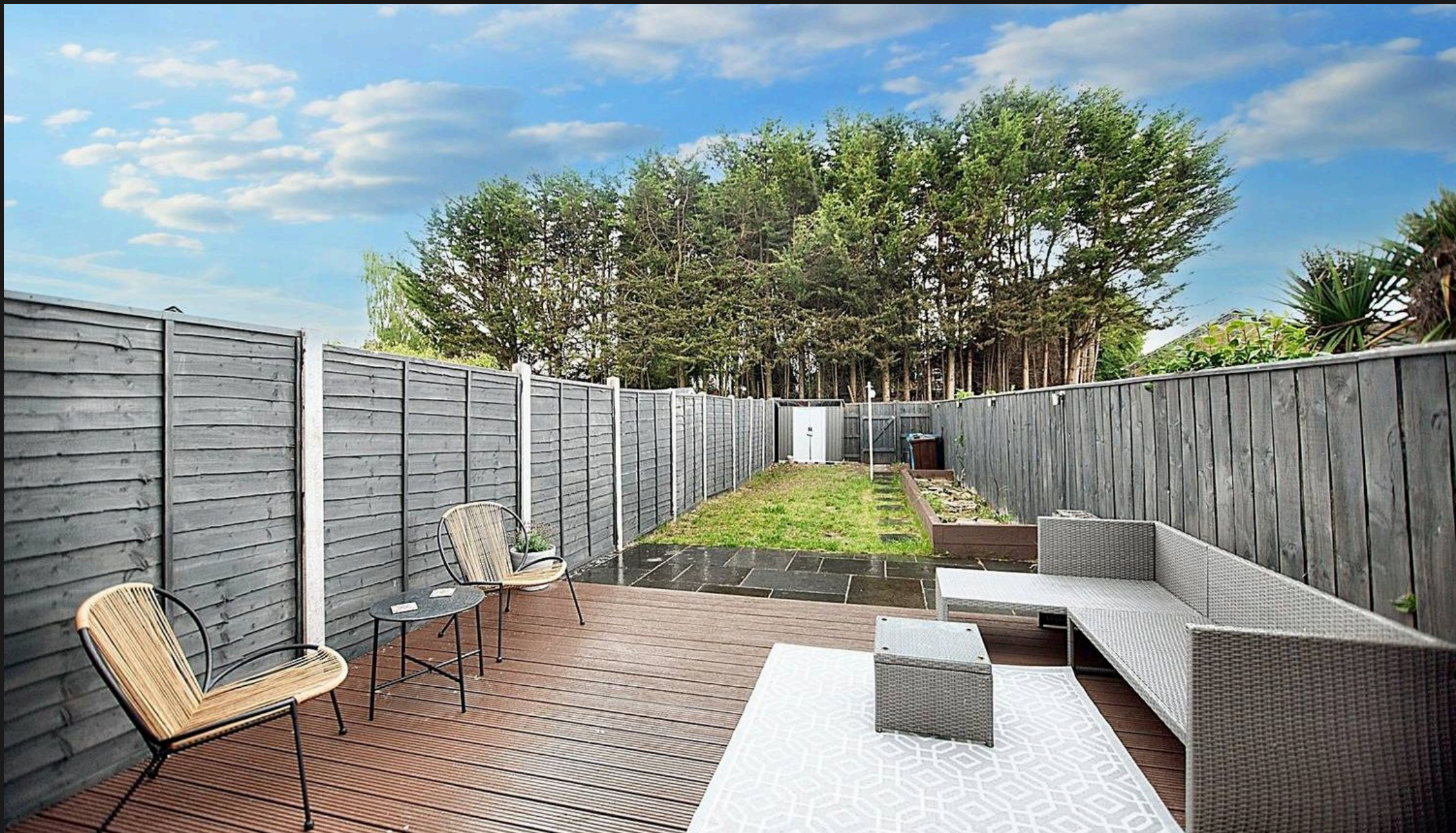
Ground Floor
Approx 35 sq m / 379 sq ft



First Floor
Approx 24 sq m / 263 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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