



32 Wold Road

Hull

HU5 5UN

£119,950

A traditional, bay windowed 3 Bedroom end house currently let on a periodic tenancy achieving £675pcm therefore an ideal opportunity for the investor or private buyer. The property which benefits from gas radiator central heating and uPVC double glazing briefly comprises:- Entrance Hall, Lounge, Dining Room, fitted Kitchen and on the first floor 2 Bedrooms (one with fitted wardrobes) and Bathroom/WC. Outside there is a forecourt garden and good-size garden to the rear together with rear vehicular access and potential parking within the garden if desired. Situated in this very popular location lying to the west side of Hull.



Property Features

- Bay Window End House
- 2 Bedrooms
- Gas Central Heating
- uPVC Double Glazing
- Currently Let On Periodic Tenancy Achieving £675pcm
- Good-Size Rear Garden
- Potential Parking in Rear Garden
- Popular Location

Full Description

LOCATION

The property which is situated in this popular area ideal for local amenities including shops, public transport, schools and good travelling distance for Hull city centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

With a uPVC double glazed entry door, dado rail, staircase leading to the first floor with spindled balustrade, cornice to the ceiling, single central heating radiator, laminate flooring.

LOUNGE

15' 2" x 9' 11" (4.62m x 3.02m)

Measured into recess and bay. With uPVC double glazed bay

window overlooking the front, dado rail, fire surround with "marble" inset/hearth and electric fire, radiator with feature cover, TV point, rose to the ceiling. Double doors lead to:-

DINING ROOM

15' 1" x 9' 6" (4.6m x 2.9m)

With uPVC double glazed window which overlooks the rear, single central heating radiator, dado rail, laminate flooring, cornice to the ceiling and rose, understairs storage cupboard with small uPVC double glazed window which overlooks the side.

KITCHEN

15' 1" x 5' 5" (4.6m x 1.65m)

With a single sink and drainer with mixer tap, fitted base and wall-mounted units with worktop surface areas, two uPVC double glazed windows which overlook the side, half uPVC double glazed entry door which leads to the rear, gas cooker point, double central heating point, tiled flooring, plumbing for automatic washing machine.

FIRST FLOOR

LANDING

With obscured uPVC double glazed window to the side, cornice to the ceiling, dado rail.

BEDROOM 1

15' 1" x 13' 2" (4.6m x 4.01m)

Measured into bay and recess. With uPVC double glazed bay window which overlooks the front, further uPVC double glazed window which overlooks the front, built-in cupboard and fitted wardrobe with overhead cupboards, double central heating radiator, picture railing, cornice to the ceiling.

BEDROOM 2



Full Description

11' 1" x 9' 2" (3.38m x 2.79m)

With uPVC double glazed window which overlooks the rear, fitted wardrobes with overhead cupboards, single central heating radiator, cupboard housing boiler serving central heating and hot water.

BATHROOM

7' 1" x 5' 5" (2.16m x 1.65m)

With a panelled bath having mixer tap and shower attached over, pedestal wash hand basin, low level WC, uPVC double glazed window which overlooks the rear, three walls are tiled, heated chrome towel rail/radiator, laminate flooring, access to the roof void area, extractor.

OUTSIDE

To the front of the property there is garden which is gravelled with brick-walling, path and gate. To the rear, there is a paved area which leads onto a good-size mainly lawned garden with walling, hedging and fencing on the perimeters, brick-built store and shed. Also rear vehicular access with potential for parking within the garden accessed via two gates. Also to the side of the house is a path and gate which leads to the front.

TENURE

We believe the tenure of this property to be Freehold (to be confirmed by the vendor's solicitors).

VIEWING

TO VIEW, PLEASE CALL OUR NEWLAND AVENUE
OFFICE ON 01482 472900.

ALL MEASUREMENTS ARE APPROXIMATE AND FOR

GUIDANCE ONLY

The mention of any appliances and/or services within these particulars does not imply they are in full and efficient working order.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if travelling some distance to view the property.

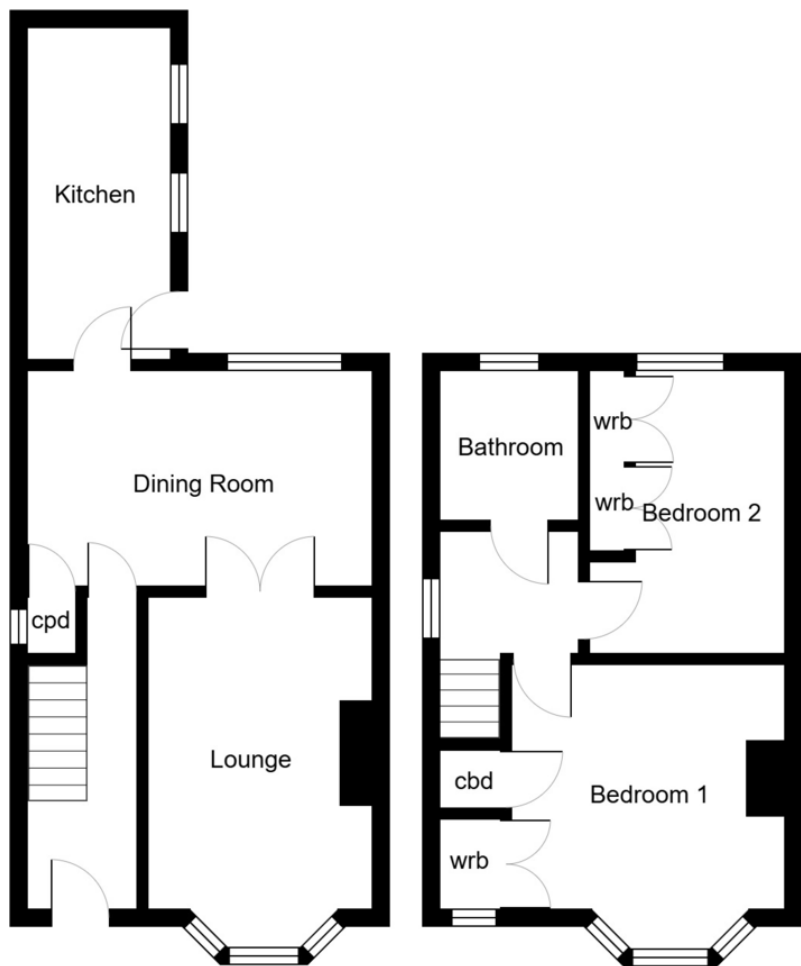
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NONE OF THE STATEMENTS CONTAINED IN THESE
PARTICULARS AS TO THIS PROPERTY ARE TO BE RELIED
UPON AS STATEMENTS OR REPRESENTATIONS OF FACT

Monday to Friday 9am to 5pm

Saturday 10am to 1pm.





DRAFT FLOOR PLAN - AWAITING VENDOR'S APPROVAL

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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advised to recheck the measurements

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