



## 169 Wold Road

Hull

HU5 5NN

**Offers Invited Between £135,000 - £140,000**

A most delightful extended 2 Bedroom end house offering well-presented and cared-for accommodation which must be viewed to be fully-appreciated. The property which benefits from gas central heating and uPVC double glazing, briefly comprises of the following accommodation:- Entrance Hall, Lounge, fitted Dining Kitchen and on the first floor, 2 Bedrooms (one with fitted wardrobes) and Bathroom/WC. Outside there are pleasant gardens to the front and rear. This is an ideal opportunity for the first time buyer or investor and is situated in this very popular and convenient area.





## Property Features

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- Delightful End House
- 2 Bedrooms
- Well-Presented and Extended Accommodation
- Gas Central Heating & uPVC Double Glazing
- Well-Cared-For Gardens to Front and Rear
- Ideal First-Time Buy or Investment
- Rear Vehicular Access
- Viewing Recommended

## Full Description

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### LOCATION

The property is situated in this very popular and convenient area with local shops, public transport and schools and convenient travelling distance for Hull city centre.

### THE ACCOMMODATION COMPRISES

#### GROUND FLOOR

##### ENTRANCE HALL

With uPVC double glazed entry door, staircase leading to the first floor and double central heating radiator.

##### LOUNGE

12' 10" x 11' (3.91m x 3.35m)

With uPVC double glazed window which overlooks the front,

understairs open-arch cupboard, TV point and cornice to ceiling.

##### DINING KITCHEN

15' 2 " x 13' 4 " (4.62m x 4.06m)

With a range of fitted units including sink and drainer with mixer tap, fitted base and wall-mounted units, plumbing for automatic washing machine, downlighters, uPVC double glazed window which overlooks the rear, skylight window, uPVC double glazed French doors leading onto the garden, slimline dishwasher, Smeg range, five ring gas hob, vent for dryer, kitchen area floor is tiled and dining area has laminate flooring and double central heating radiator.

#### FIRST FLOOR

##### LANDING

With access to the roof void area.

##### BEDROOM 1

13' 11" x 18' 3" (4.24m x 5.56m)

With uPVC double glazed window which overlooks the front, fitted wardrobes having sliding doors and double central heating radiator.

##### BEDROOM 2

7' 11" x 9' 9" (2.41m x 2.97m)

With uPVC double glazed window which overlooks the rear and radiator.



## Full Description

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### BATHROOM

5'7" x 5'1" (1.7m x 1.55m)

With a bath having mixer tap and shower attached, vanity wash hand basin with mixer tap, low level WC, tiled flooring, tiling to bath area, heated chrome towel rail, uPVC double glazed window which overlooks the rear.

### OUTSIDE

To the front of the property there is gravelled garden with brick wall. To the rear there is pleasant paved area, patio area and path with lawn, fencing on the perimeters and rear vehicular access for potential parking.

### 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.

Neil Kaye Estate Agents for themselves and the vendors or lessors of this property whose agents they are, given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.

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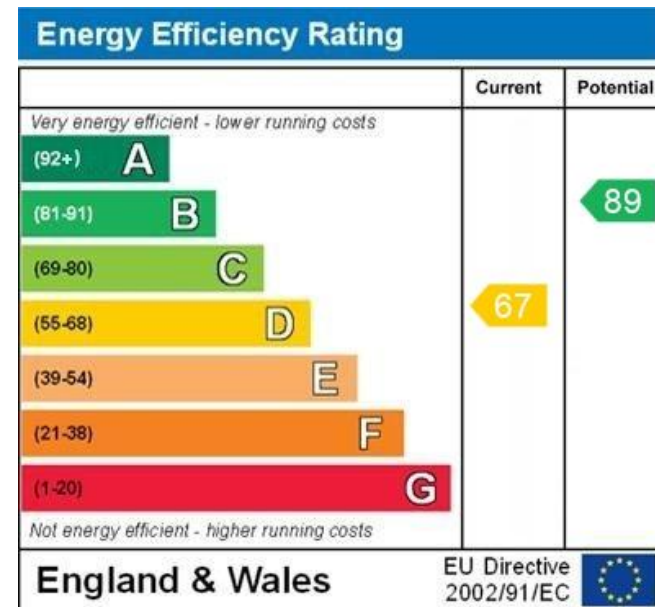
Monday to Friday 9am to 5pm  
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# DRAFT FLOOR PLAN - AWAITING VENDOR'S APPROVAL

All measurements are approximate and for display purposes only



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