



Wold Road, HULL HU5 5QG

Welcome to

Wold Road, HULL

GUIDE PRICE £140,000 - £150,000

Wonderful Home For Sale On Wold Road with - Entrance Hall, Lounge, Dining Room, Fitted Kitchen/Diner, 3 Bedrooms, Family Bathroom, Gardens & Off Street Parking! Call us now to book your viewing!



Entrance Hall

With double glazed door to the front, radiator and stairs to the First Floor.

Lounge

13' x 10' 1" max (3.96m x 3.07m max)

With double glazed window to the front, gas fire with wooden surround (not currently connected), radiator, coving to the ceiling and open plan to the Lounge.

Dining Room

6' 2" x 12' 8" (1.88m x 3.86m)

With understairs cupboard, radiator and coving to the ceiling.

Kitchen/Diner

9' 2" x 12' 5" (2.79m x 3.78m)

Fitted kitchen with a range of wall and base units, work surfaces, stainless steel sink and drainer unit, gas hob, electric oven, cooker-hood, space for a fridge freezer, plumbing for an automatic washing machine, spot light points, double glazed window to the rear and double glazed french style doors leading to the Rear Garden.

First Floor

Landing

With loft access.

Bedroom 1

10' 8" x 10' 4" plus access (3.25m x 3.15m plus access)

With double glazed window to the front, radiator and built in wardrobes.

Bedroom 2

15' 7" x 6' to rear of wardrobes (4.75m x 1.83m to rear of wardrobes)

With double glazed window to the rear, radiator and built in wardrobes.

Bedroom 3

16' 6" x 6' 2" to rear of wardrobes (5.03m x 1.88m to rear of wardrobes)

With double glazed window to the rear, radiator and built in wardrobes.

Bathroom

Bathroom with bath, low level wc, wash hand basin, spot light points, radiator and skylight window.

Outside

Front Garden

With path and gravelled driveway providing off street parking.

Rear Garden

With paved patio area, lawned area, rear access gate, fenced surround and shed.



view this property online williamhbrown.co.uk/Property/WBY110643



Welcome to

Wold Road, HULL

- GUIDE PRICE £140,000 - £150,000
- 3 Bedroom Home On Wold Road
- Double Storey Extension
- Well Presented Throughout
- Off Street Parking

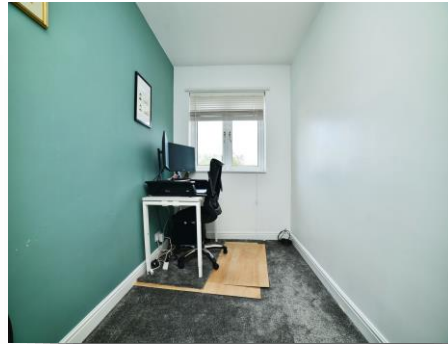
Tenure: Freehold EPC Rating: C

guide price

£140,000 - £150,000

Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WBY110643](https://www.williamhbrown.co.uk/Property/WBY110643)



Property Ref:
WBY110643 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01482 653111



Willerby@williamhbrown.co.uk



10 Kingston Road, Willerby, HULL, East
Yorkshire, HU10 6BN



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)