



Wold Road, Hull HU5 5UN

Welcome to

Wold Road, Hull

GUIDE PRICE £130,000 - £140,000

Lovely House On Wold Road with - Entrance Hall, Lounge/Diner, Fitted Kitchen, 2 Bedrooms, Family Bathroom & Gardens! Call us now to book your viewing!



Entrance Hall

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

Lounge/Diner

24' into bay x 14' 6" narrowing to 11' 6" (7.32m into bay x 4.42m narrowing to 3.51m)

With double glazed bay window to the front, gas fire, 2 radiators, television point and coving to the ceiling.

Kitchen

6' 4" x 14' 2" (1.93m x 4.32m)

Fitted kitchen with a range of wall and base units, work surfaces, stainless steel sink and drainer unit, gas hob, electric oven, space for a fridge, plumbing for an automatic washing machine, double glazed window to the rear, coving to the ceiling and double glazed door to the rear.

First Floor

Bedroom 1

12' 5" into bay x 14' 5" max (3.78m into bay x 4.39m max)
With double glazed bay window to the front, radiator and coving to the ceiling.

Bedroom 2

9' to rear of wardrobes x 11' 1" (2.74m to rear of wardrobes x 3.38m)
With double glazed window to the rear, radiator and fitted wardrobes.

Bathroom

Bathroom with bath with electric shower over, low level wc, wash hand basin, chrome effect towel style radiator, loft access and double glazed window to the rear.

Outside

Front Garden

With wall, path, borders housing plant and shrubs, artificial lawned area and fencing.

Rear Garden

With lawned area, block paved patio area, shed, rear access gate and fencing.



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Welcome to

Wold Road, Hull

- GUIDE PRICE £130,000 - £140,000
- 2 Bedroom Home On Wold Road
- Extended To The Ground Floor
- Spacious Open Plan Lounge/Diner
- Highly Sought After Residential Location

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

guide price

£130,000 - £140,000



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Property Ref:
WBY111006 - 0003

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.

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



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