



**Wold Road, Hull HU5 5XR**



**Welcome to**

**Wold Road, Hull**

Lovely Home On Wold Road with - Entrance Porch, Entrance Hall, Lounge/Diner, Fitted Kitchen, 3 Bedrooms, Family Bathroom, Gardens & Garage!  
Book your viewing today!



## Entrance Porch

With double glazed windows to the front and side and double glazed door to the front.

## Entrance Hall

With double glazed door to the front.

## Lounge Area

11' 9" x 17' plus bay ( 3.58m x 5.18m plus bay )

With double glazed bay window to the front, electric fire with marble effect surround, wall light points, radiator and coving to the ceiling.

## Dining Area

8' 6" x 14' 9" ( 2.59m x 4.50m )

With double glazed window to the rear, radiator, understairs cupboard and coving to the ceiling.

## Kitchen

17' 2" x 6' 4" ( 5.23m x 1.93m )

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, gas hob, electric oven, cooker-hood, breakfast bar, plumbing for an automatic washing machine, radiator, double glazed windows to the side and rear and double glazed door to the side.

## First Floor

### Landing

With coving to the ceiling and loft access.

### Bedroom 1

7' 5" to front of wardrobes x 13' 6" into bay ( 2.26m to front of wardrobes x 4.11m into bay )

With double glazed bay window to the front, radiator, wall light points, television point and fitted wardrobes.

### Bedroom 2

10' 6" x 8' 9" to rear of wardrobes ( 3.20m x 2.67m to rear of wardrobes )

With double glazed window to the rear, radiator, coving to the ceiling and fitted wardrobes.

### Bedroom 3

7' 1" x 5' 4" ( 2.16m x 1.63m )

With double glazed window to the front, wall light points and fitted wardrobes.

### Bathroom

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

## Outside

### Front Garden

With path, gravelled area, shrubs and wooden gate and fencing.

### Rear Garden

With paved area, raised borders housing plants, rear decking area and wooden gate and fencing.

### Garage

7' 9" x 15' 9" ( 2.36m x 4.80m )

Garage with power, side access door and electronic up and over door.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



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## Welcome to

## Wold Road, Hull

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 3 Bedroom Home On Wold Road
- Open Plan Lounge/Diner

Tenure: Freehold EPC Rating: C  
Council Tax Band: A

guide price

# £110,000

### 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

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Property Ref:  
WBY111030 - 0002

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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.



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