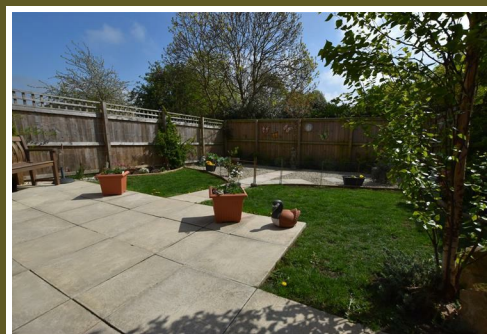




## 67 Waudby Way, Hull, East Yorkshire, HU9 4DG

- Well Presented Two Bedroom End House (row of three)
- Remainder of NHBC guarantee
- Front Facing Kitchen
- Two Bedrooms both with Wardrobes
- Gardens to Front and South Facing Rear
- Built by Keepmoat Homes
- Entrance Hall with Stairs off
- Rear Facing Lounge with French Doors
- Modern Bathroom Suite with Shower over Bath
- Off Road Parking Space

**Offers In The Region Of £145,000**



512 Holderness Rd, Hull, East Yorkshire HU9 3DS

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Website: [www.leonards-property.co.uk](http://www.leonards-property.co.uk)

59 Welton Road, Brough, East Yorkshire HU15 1AB

Tel: 01482 330777

E-mail: [brough@leonards-property.co.uk](mailto:brough@leonards-property.co.uk)



# 67 Waudby Way, Hull, East Yorkshire, HU9 4DG

Nestled on this modern development of Waudby Way, Hull, this delightful end-terrace house (row of three properties) presents an excellent opportunity for those seeking a comfortable and convenient home. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals looking for a super home.

Upon entering, you are welcomed into a entrance hall with stairs leading off. There is front facing kitchen and rear facing lounge with access to the South facing garden.

The property features a well-appointed bathroom, ensuring that all your daily needs are catered for.

One of the standout features of this home is the parking space available for two vehicles, a rare find in urban settings, offering both convenience and peace of mind.

Situated within this modern neighbourhood, this property is well-connected to local amenities, schools, and transport links, making it an ideal choice for those who value accessibility and community.

In summary, this end-terrace house on Waudby Way is a wonderful opportunity for anyone looking to settle in Hull. With its inviting living spaces, practical features, and excellent location, it is sure to appeal to a wide range of buyers or renters. Do not miss the chance to make this charming property your new home.

## Location

Located on this modern development off Hopewell Road and Grange Road. Local schooling and park are nearby. Within a short commute of the city centre which provides an extensive range of shopping, transport and leisure facilities.

## Entrance Hall

Main front entrance door provides access into the property. Stairs lead off to the first floor accommodation. Radiator, tiled flooring and access into:

## Kitchen

9'11" x 11'10" (3.031m x 3.616m)

Fitted with a range of base and wall units with contrasting work surfaces over. Single drainer sink unit with mixer tap. Appliances of electric oven with electric hob and hood over. Space for washing machine and fridge/freezer. Concealed gas fired central heating boiler. Useful under stairs cupboard. Window to the front elevation, radiator and tiled flooring.

## Lounge

13'0" max x 9'6" extends to 12'1" (3.985m max x 2.920m extends to 3.688m)

Over looking the South facing rear garden with French Doors providing access. Radiator and wooden effect flooring.

## First Floor Landing

Access to roof void. Doors to all rooms off.

## Bedroom One

13'1" to back of wardrobes x 8'8" (3.988m to back of wardrobes x 2.661m)

Window to the rear elevation, range of wardrobes with mirror fronted sliding doors with hanging and shelves. Radiator.

## Bedroom Two

9'11" + wardrobe recess x 8'4" (3.046m + wardrobe recess x 2.548m)

Window to the front elevation, wardrobe with mirror fronted sliding door with hanging and shelves. Over stairs cupboard. Radiator.

## Bathroom

6'4" x 6'7" (1.933m x 2.008m)

Containing a white three piece suite of bath with mixer tap and mains shower over with screen. Vanity unit with wash hand basin. Separate WC. Part tiled walls, extractor fan, window to the side elevation and radiator.



### Outside

The property occupies a pleasant position with garden areas to the front and rear. A side driveway provides off road parking and access to the rear of the property. The South facing rear garden has fenced boundaries with paved, grassed and stoned areas. There is a useful garden shed and garden tap.

### Energy Performance Certificate

The current energy rating on the property is B (83).

### Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band A for Council Tax purposes. Local Authority Reference Number 00390019006701. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

### Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procuration fee they receive.

### Services

The mains services of water, gas and electric are connected. None of the services or appliances including boilers, fires and any room heaters have been tested.

For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

### Tenure

The tenure of this property is Freehold.

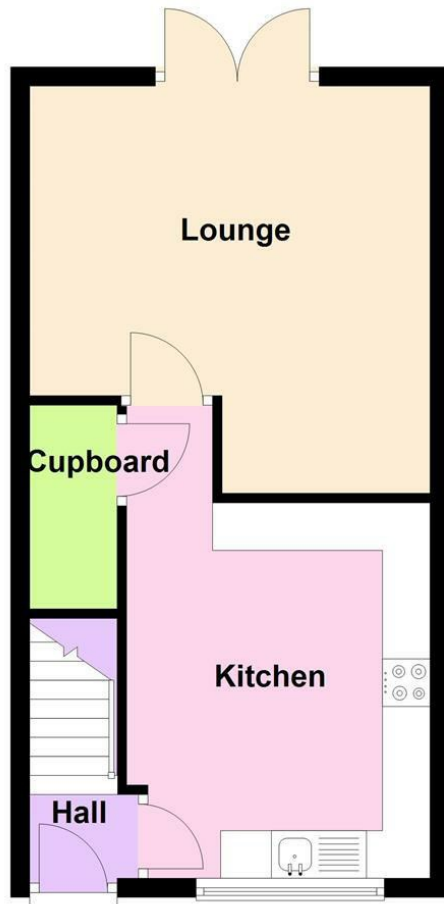
### Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

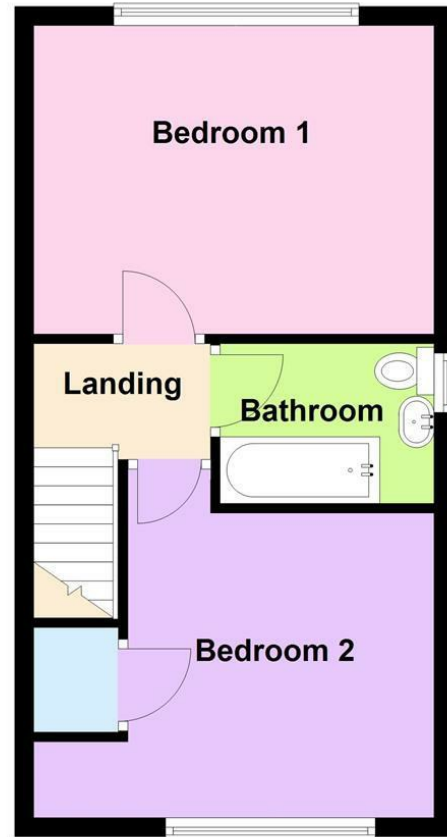
### Free Sales Market Appraisal/Valuation

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected\*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire. \*Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.

## Ground Floor



## First Floor



67 Waudby Way, Hull

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		97
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective purchaser. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.

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