

Whitakers

Estate Agents



117 Woldcarr Road, Hull, HU3 6TR

£220,000

Whitakers Estate Agents are pleased to introduce this immaculate three bedroom detached property which is conveniently situated between the well-connected Anlaby Road and Spring Bank West that host an abundance of local amenities.

The internal layout briefly comprises : Ground level entrance hall incorporating a cloakroom, lounge with French doors opening to the rear garden and fitted breakfast kitchen. A fixed staircase ascends to the first floor which boasts a master bedroom with en-suite shower room, two double bedrooms and a bathroom furnished with a three-piece suite.

Externally to the front aspect there is a lawned garden with hedging which extends down the left hand side of the property and is enclosed by brick walling. To the right hand side, there is a detached garage with an electric door, light and power. Parking space in front and a wooden gate opens to the back of the property.

The rear garden is mainly laid to lawn with a patio seating area also providing electrical sockets. A combination of brick walling and wooden fencing to the surround.

Taken together, the accommodation on offer is ideal for a growing family seeking to reside within the catchment of highly regarded local schools.

The accommodation comprises

Front external



Externally to the front aspect there is a lawned garden with hedging which extends down the left hand side of the property and is enclosed by brick walling. Electrical sockets and outside tap. To the right hand side, there is a detached garage with an electric door, light and power. Parking space in front and a wooden gate opens to the back of the property.

Ground floor

Entrance hall

Composite entrance door with side window, central heating radiator, under stairs storage cupboard and Karndean flooring. Leading to :

Cloakroom

UPVC double glazed window, central heating radiator, Karndean flooring and furnished with a two-piece suite comprising pedestal sink with mixer tap and low flush W.C.

Lounge 14'9 x 11'4 (4.50m x 3.45m)



UPVC double glazed French doors opening to the rear garden, two UPVC double glazed windows, central heating radiator and carpeted flooring.

Breakfast kitchen 18' x 18' (5.49m x 5.49m)



UPVC double glazed French doors to the rear garden, two UPVC double glazed windows, central heating radiator, tiled flooring and fitted with a range of floor and eye level units,

contemporary worktop with splashback tiles above, sink with mixer tap, plumbing for a washing machine and dishwasher and a range of integrated appliances including : oven, microwave, grill and hob with extractor hood above.

First floor

Landing

UPVC double glazed window, built-in storage cupboard and carpeted flooring. Leading to :

Master bedroom 13'3 x 13'7 (4.04m x 4.14m)



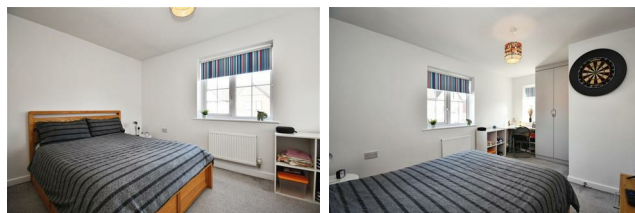
UPVC double glazed bow window, UPVC double glazed window, central heating radiator, fitted wardrobes and carpeted flooring.

En-suite shower room



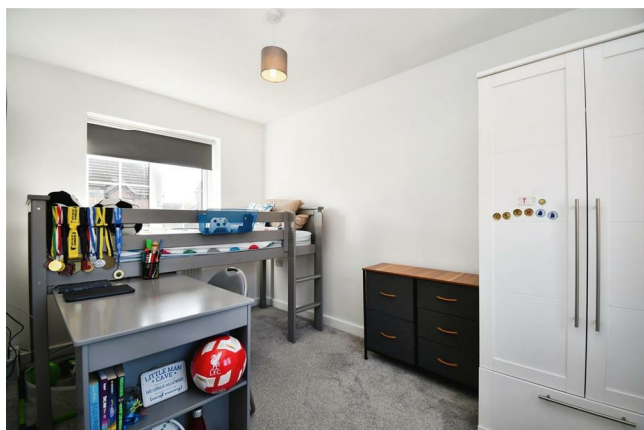
UPVC double glazed window, central heating radiator, panelling to splashback areas with laminate flooring and furnished with a three-piece suite comprising walk-in enclosure with mixer and waterfall shower, vanity sink with mixer tap and low flush W.C.

Bedroom two 14'6 x 9'7 (4.42m x 2.92m)



Two UPVC double glazed windows, fitted wardrobe, central heating radiator and carpeted flooring.

Bedroom three 11'5 x 8'10 (3.48m x 2.69m)



With access to the loft hatch, two UPVC double glazed windows, central heating radiator and carpeted flooring.

Bathroom



UPVC double glazed window, central heating radiator, wall mounted storage cupboard, panelling to splashback areas with laminate flooring and furnished with a three-piece suite comprising bath with mixer tap and mixer shower / waterfall shower, vanity wash basin with mixer tap and low flush W.C.

Rear external



The rear garden is mainly laid to lawn with a patio seating area, electrical sockets and a combination of brick walling and wooden fencing to the surround.

Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00040072011701

Council Tax band - D

EPC rating

EPC rating - B

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Basic 8 Mbps / Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

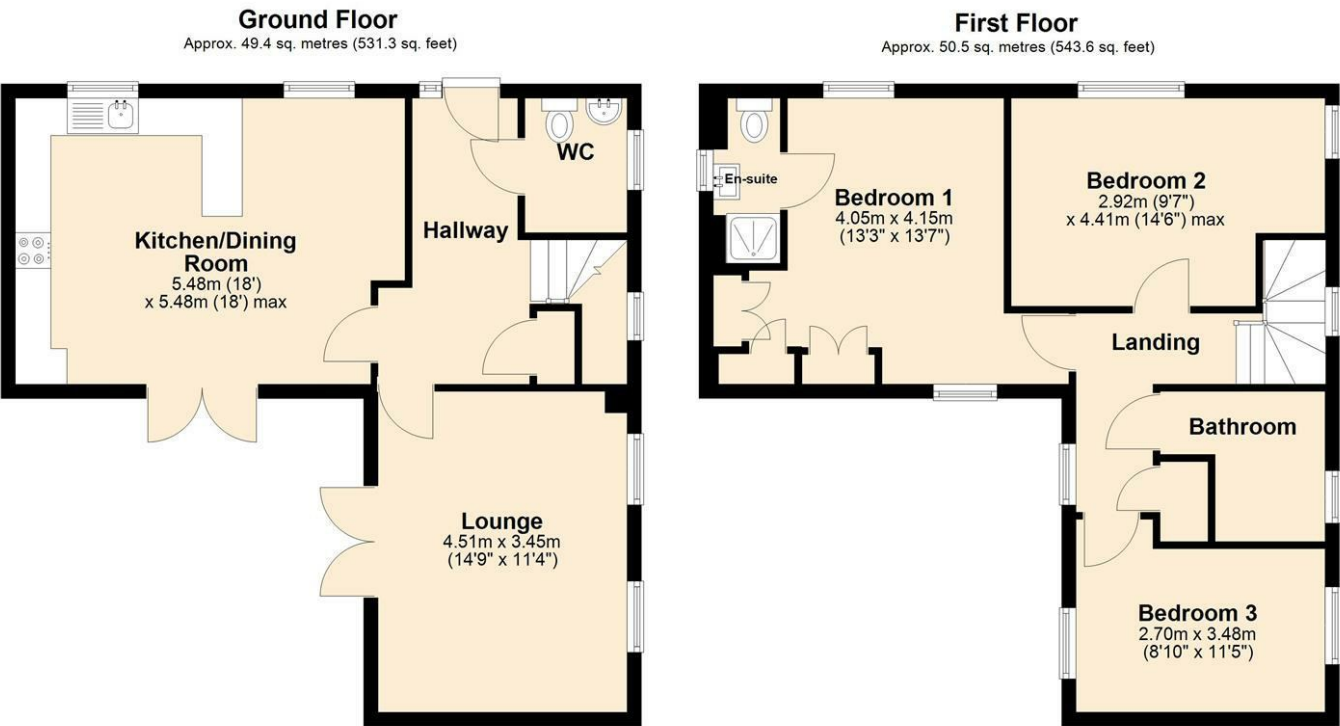
Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration

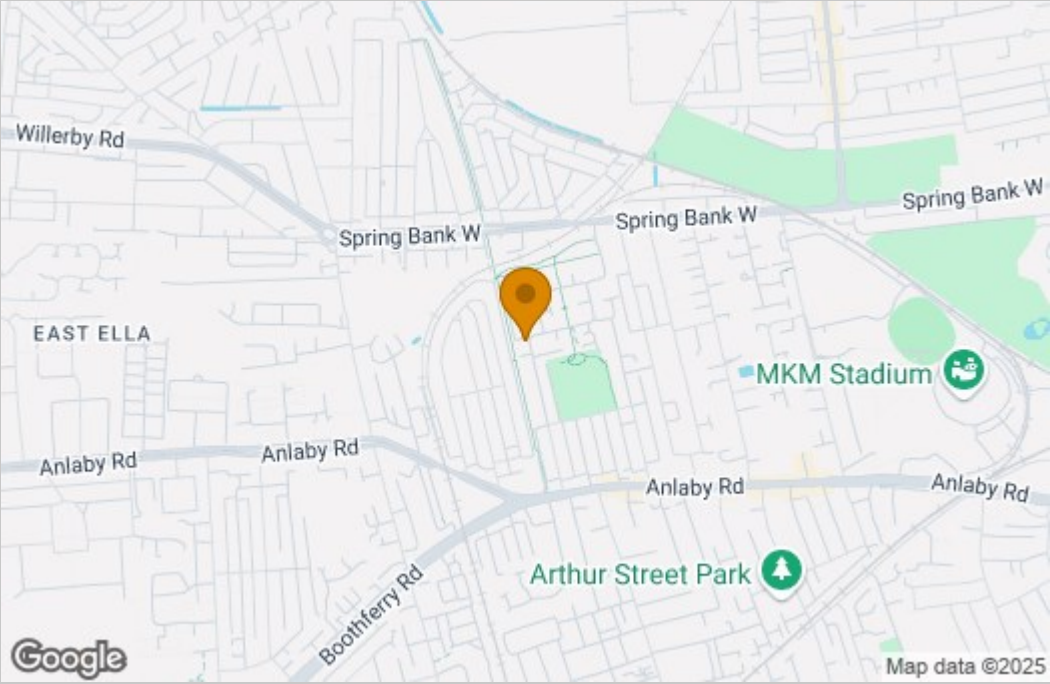
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Floor Plan

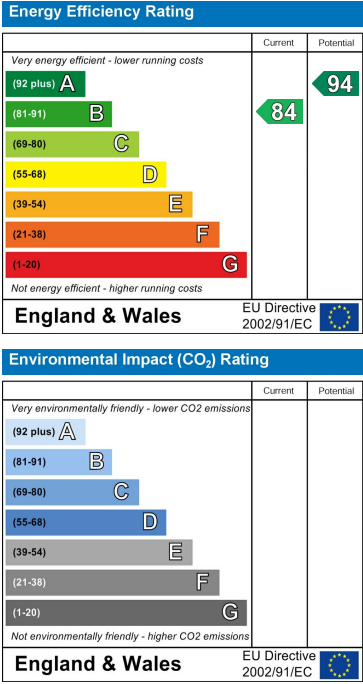


Total area: approx. 99.9 sq. metres (1074.8 sq. feet)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.