

Whitakers

Estate Agents



114 Woldcarr Road, Hull, HU3 6TR

£170,000

This well presented three bed semi detached property is offered to the market as move into condition, well placed to access a host of amenities and boasts easy access to good schools making this a great option for the growing family looking to be in this sought after location.

The main features include - entrance, dual aspect lounge which lets the natural light flood the room, open plan modern fitted kitchen / diner and useful ground floor W.C. The first floor boasts three good bedrooms (bed two with built in storage) together with the well appointed family bathroom suite.

Externally to the front is a walled low maintenance garden along with side drive to accommodate off street parking, the rear garden is enclosed to the boundary and low maintenance by design making this a great option as a lock and go.

Woldcarr Road would make an ideal first step onto the ladder of should also suit the growing family looking to be in this ever popular location.

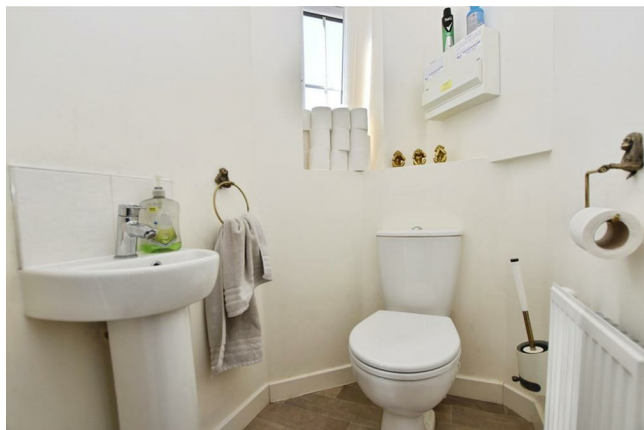
Early viewings are advised.

The Accommodation Comprises

Hallway

UPVC double glazed front door, radiator and door leading to;

Downstairs W.C



UPVC double glazed window, radiator, pedestal sink unit and a low flush W.C.

Lounge



UPVC double glazed bay window and UPVC double glazed French doors leading to the rear garden. Two radiators.

Kitchen/Diner



UPVC double glazed window and French doors leading to the rear garden and a radiator. Fitted with a range of floor and eye level units, work surfaces and splash back tiles, oven and hob with cooker hood over, sink unit with mixer tap over and a storage cupboard.

First Floor Landing

UPVC double glazed window and radiator.

Bedroom One



Two UPVC double glazed windows and radiator.

Bedroom Two



UPVC double glazed window, radiator and storage cupboard.

Bedroom Three



UPVC double glazed window and radiator.

Bathroom



UPVC double glazed window and radiator. Fitted with an enclosed walk in mixer shower, pedestal sink unit and a low flush W.C.

External



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Tenure

The property is Freehold.

Council Tax

Council Tax Band- Hull City Council

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 products and services

Whitakers 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.

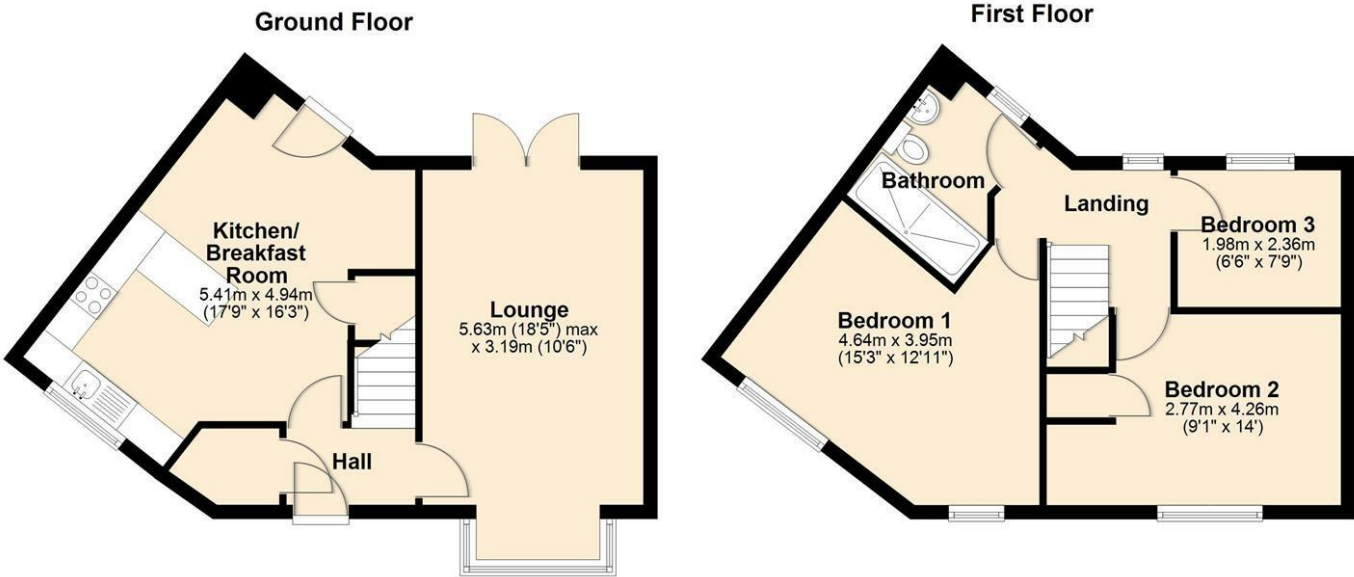
Disclaimer

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.

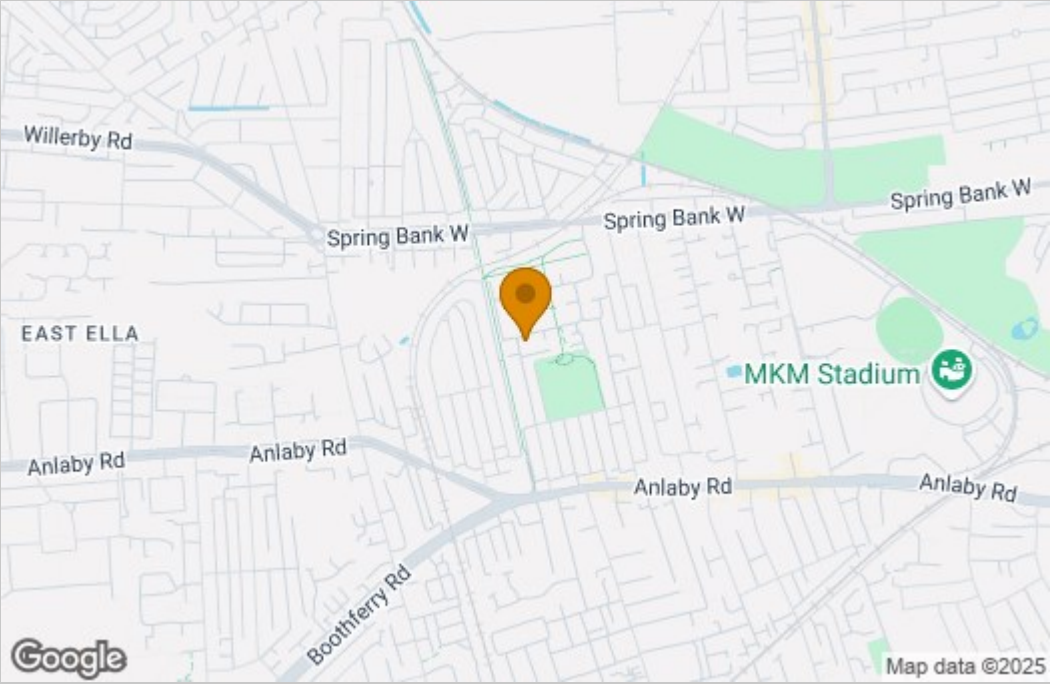
Sales valuations

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.

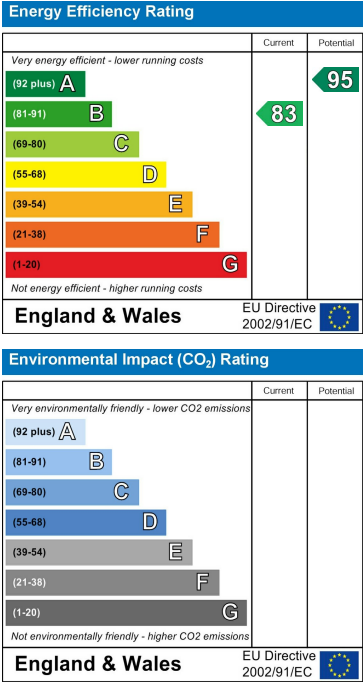
Floor Plan



Area Map



Energy Efficiency Graph



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