

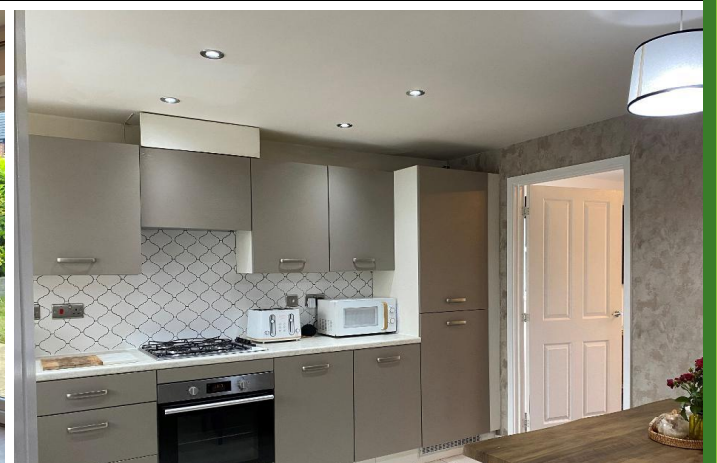
## 3 Bedroom Semi Detached House

Woldcarr Road, Hull, HU3 6TR

£189,950



- WELL PRESENTED WITH CONTEMPORARY FINISH • HIGHLY SOUGHT AFTER RESIDENTIAL AREA • MODERN DINING KITCHEN • INTEGRATED APPLIANCES • 3 BEDROOMS • DOUBLE OFF-ROAD PARKING • GAS CENTRAL HEATING SYSTEM • DOUBLE GLAZING • NO CHAIN INVOLVED





## 3 Bedroom Semi Detached House

£189,950

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Home Estates are delighted to offer to the market this highly impressive property which is presented with a superb contemporary finish throughout.

A desirable bright and spacious move into condition property which is perfectly located within this highly sought after exclusive residential development.

This super smart property is arranged to 2 floors and briefly comprises of an entrance vestibule which extends through to a superb dining kitchen with an attractive range of units which are further complimented with integrated appliances and coordinating fixtures and fittings. There is space within the kitchen for informal dining. The lounge is bright and spacious, totally current with contemporary feature paneling to the wall. French doors provide pleasant views and access to the rear patio and gardens beyond. A useful addition to the ground floor is a modern cloaks/W.C. with a white 2 piece suite.

To the first floor there are 3 aesthetically pleasing bedrooms and a bathroom with a white 3 piece suite with shower and soft contrasting tiled surround.

Outside to the rear is a patio/seating area. The garden is mainly laid to lawn with attractive well stocked borders and beds housing a lovely display of trees, plants, flowers and shrubs. There is also a gardeners shed which is conveniently placed within the rear boundary. To the front of the property the area has been laid for ease of maintenance and further to create a double off-road parking space or hard standing area.

Additionally, as one would expect from a property of this calibre there is a gas central heating system and double glazing throughout.

This lovely property is definitely one not to be missed.

The property is offered with vacant possession on completion and no chain involved. Early viewing is highly recommended!

## Location

The property is ideally located for all amenities with busy local shopping centres nearby however, for a more extensive shopping experience Hull city centre is just a short commute from the property - locally there are busy retail parks with well known high street stores and supermarkets. Everything one needs for day to day living is close by with regular public transport links creating easy access to the city centre and surrounding areas. The Hull Royal Infirmary is just a short commute from the property and for leisure, nights out etc. Hull city centre and the surrounding areas have many family restaurants to choose from.

## Property Description

### Ground Floor

**Entrance** - Double glazed front entrance door leads through to the entrance vestibule with a staircase off to the first floor.

Radiator.

Partial tiling to the walls.

**GF Cloakroom** - White 2 piece suite comprising of a pedestal wash hand basin with tiled splash back surround and low flush W.C.

Double glazed opaque window.

Radiator.

**Dining Kitchen** - 13' 7" x 11' 5" (4.15m x 3.48m) Extremes to extremes.

Double glazed window with aspect over the front garden area.

Range of matching modern base, drawer and wall mounted units with brushed steel effect handle detail.

Integrated dishwasher.

Integrated fridge/freezer.

Integrated washing machine.

Coordinating roll edged laminate work surface housing a stainless steel hob, built-in oven beneath and an extractor fan over all with a contrasting tiled splash back surround.

A further roll edged laminate work surface houses a single drainer sink unit with barrel tap swan neck mixer tap over also with a contrasting tiled surround.

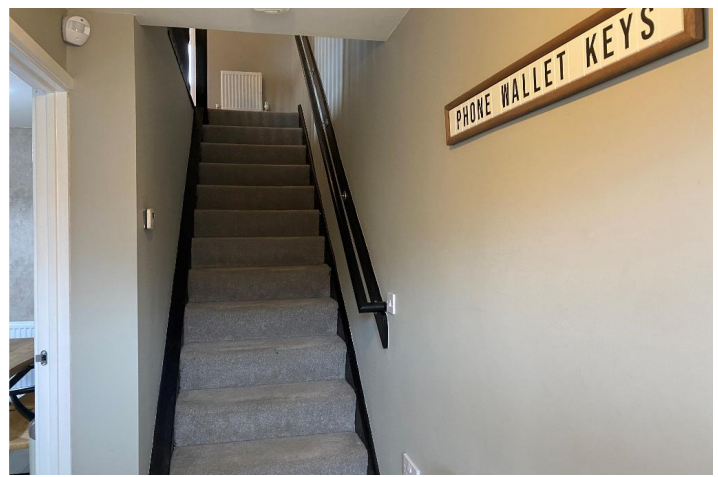
Space for a good sized dining table.

Recessed downlighting.

Radiator.

Coordinating ceramic tiled flooring.

**Lounge** - 14' 8" x 11' 7" (4.49m x 3.54m) Extremes to



extremes.

Double glazed french doors providing views and access to the rear patio and garden beyond.

A further double glazed window with aspect over the side elevation.

Under stairs storage cupboard.

Feature paneling to the wall.

Radiator.

Coordinating laminate flooring.

## First Floor

**Landing** - Spindle rail enclosure.

Radiator.

**Bedroom One** - 14' 9" x 9' 4" (4.51m x 2.87m) Extremes to extremes.

Double glazed multi-paned windows with aspect over the front garden area.

Feature paneling to the wall.

Built-in deep storage cupboard.

Radiator.

Coordinating laminate flooring.

**Bedroom Two** - 9' 9" x 8' 0" (2.98m x 2.45m) Extremes to extremes.

Double glazed window with aspect over the rear garden area.

Loft hatch through to the roof void.

Radiator.

**Bedroom Three** - 6' 8" x 5' 2" (2.05m x 1.58m) Extremes to extremes.

Double glazed window with aspect over the rear garden area.

Open plan built-in storage space with shelves, hanging rail and recessed down lighting.

Built-in drawer unit.

**Bathroom** - 3 piece suite comprising of a panel bath, matching pedestal wash hand basin and low flush W.C. Chrome effect shower with rain water shower head over the bath.

Fixed shower screen.

Coordinating contrasting tiled surround.

Double glazed opaque window.

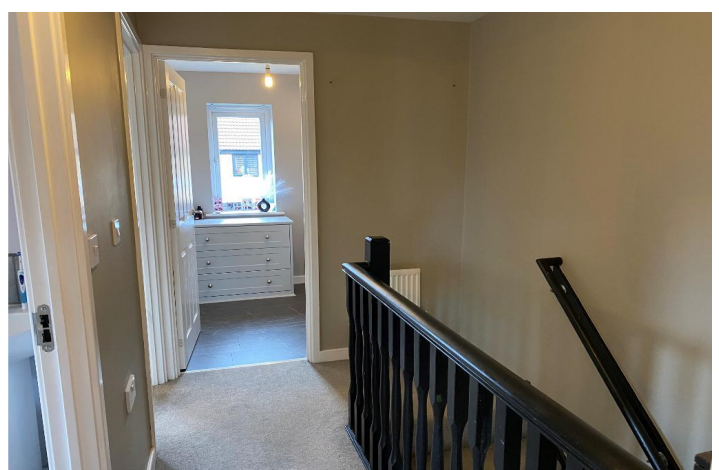
Extractor fan.

Radiator.

Coordinating tiled effect laminate flooring.

## Exterior

**Rear Garden** - Outside to the rear is a full width patio/seating area and a raised sleeper bed housing



numerous established mature plants, flowers and shrubs.

The garden is mainly laid to lawn with an enclosure of high level timber perimeter and boundary fence.

Conveniently placed in the rear boundary is a timber gardeners shed.

A path extends along the side elevation with access via a high level timber gate to the front garden area.

**Front Garden** - The front garden has been laid for ease of maintenance and further to create a double off road parking space or hard standing area.

There is also a flower and shrub border that runs along the side elevation with low ground covering shrubs to the perimeter.

External lighting to the front elevation.

Council tax band: C

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		96   A
81-91	B	83   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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