



Wold Road, Hull HU5 5NL

Welcome to

Wold Road, Hull

Home with lots of potential on Wold Road with - Entrance Hall, Lounge, Dining Area, Fitted Kitchen, Wet Room Shower Room, 2 Bedrooms, Gardens, Off Street Parking & Garage!



Entrance Hall

With door to the side.

Lounge

With double glazed window to the front, feature fireplace, radiator and coving to the ceiling.

Dining Area

With shelving, radiator and picture window into the Kitchen.

Kitchen

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, gas hob, electric oven, cooker-hood, integrated dishwasher, spot light points and double glazed window to the rear.

Wet Room Shower Room

With low level wc, wash hand basin, shower and double glazed window.

Bedroom 1

With double glazed window and radiator.

Bedroom 2

With double glazed window and radiator.

Outside

Front Garden

With fencing and block paved driveway providing off street parking.

Rear Garden

With path, fencing, borders housing plants and shrubs and rear access gate to the tenfoot.

Garage

Accessed via the tenfoot to the rear.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



view this property online williamhbrown.co.uk/Property/WBY111650



Welcome to

Wold Road, Hull

- Home In Need Of TLC On Wold Road
- 2 Bedrooms
- Open Plan Lounge & Dining Area
- Off Street Parking & Garage
- Excellent Residential Location

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£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

view this property online williamhbrown.co.uk/Property/WBY111650



Property Ref:
WBY111650 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.



william h brown



01482 653111



Willerby@williamhbrown.co.uk



10 Kingston Road, Willerby, HULL, East
Yorkshire, HU10 6BN



williamhbrown.co.uk