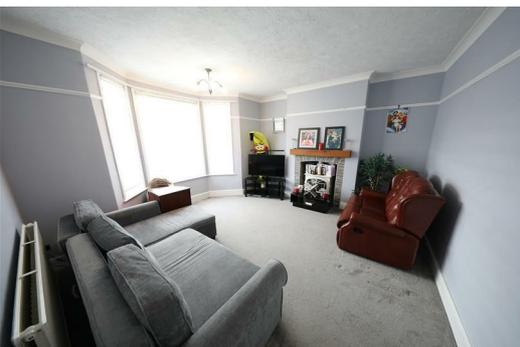




**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **66 Woldcarr Road, Hull, HU3 6TR** **Offers over £180,000**

THREE BED SEMI DETACHED - POPULAR LOCATION - OFF STREET PARKING - GENEROUS REAR GARDEN - CLOSE TO LOCAL AMENITIES - GOOD SIZED REAR GARDEN - IDEAL FAMILY HOME

Symonds and Greenham are delighted to bring to the market this fantastic three bedroom semi detached home, ideally situated on Woldcarr Road just off Anlaby Road. The location is superb, offering easy access to a wide range of local amenities including shops and supermarkets, cafés, restaurants, pubs and bars, as well as highly regarded schools and excellent transport links.

The ground floor boasts a beautifully presented living room, a spacious dining room ideal for family meals or entertaining, a well appointed kitchen, and a convenient downstairs WC. To the first floor are two generous double bedrooms, a comfortable third bedroom, and a family bathroom.

Externally, the property benefits from off street parking via a driveway to the front, while to the rear there is a good sized garden enjoying open views over the playing fields, creating a pleasant and private outlook.

A wonderful opportunity to acquire a well located and well maintained family home in a popular residential area.

**BOOK YOUR VIEWING TODAY!**

## GROUND FLOOR

### ENTRANCE HALL

with stairs to the first floor and understairs WC



### LOUNGE

14'1" max x 11'8" max (4.3m max x 3.58m max )

An excellent sized reception room with bay window and feature fire place



### DINING ROOM

13'5" max x 11'10" max (4.1m max x 3.63m max)

with feature fireplace and sliding patio doors to the rear garden



### KITCHEN

15'3" max x 6'9" max (4.67m max x 2.08m max )

with a range of eye level and base units with complementing work surfaces, electric oven, gas hob and overhead extractor fan, sink and drainer unit, plumbing for automatic washing machine, space for fridge freezer, filter water tap and door to the rear garden



### DOWNSTAIRS WC

with low level WC and pedestal hand basin

## FIRST FLOOR

### LANDING



### BEDROOM ONE

13'8" max x 9'3" max (4.17m max x 2.82m max )

An excellent sized double bedroom with fitted wardrobes



### BEDROOM TWO

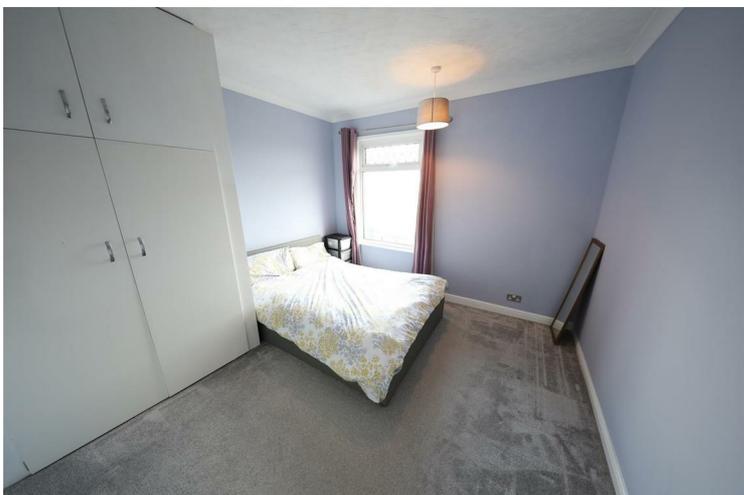
10'7" max x 10'11" max (3.23m max x 3.35m max )

A second good sized double bedroom with fitted wardrobe



### OUTSIDE

The garden is mainly laid to lawn with flowers and shrubs to borders and patio area. The front garden is enclosed with a side driveway providing off street parking.



### BEDROOM THREE

8'2" max x 8'2" max (2.5m max x 2.5m max)



### CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

### DOUBLE GLAZING

The property has the benefit of double glazing.

### COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band B

### TENURE

Symonds + Greenham have been informed that this property is Freehold.

If you require more information on the tenure of this property please contact the office on 01482 444200.

### VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.



### BATHROOM

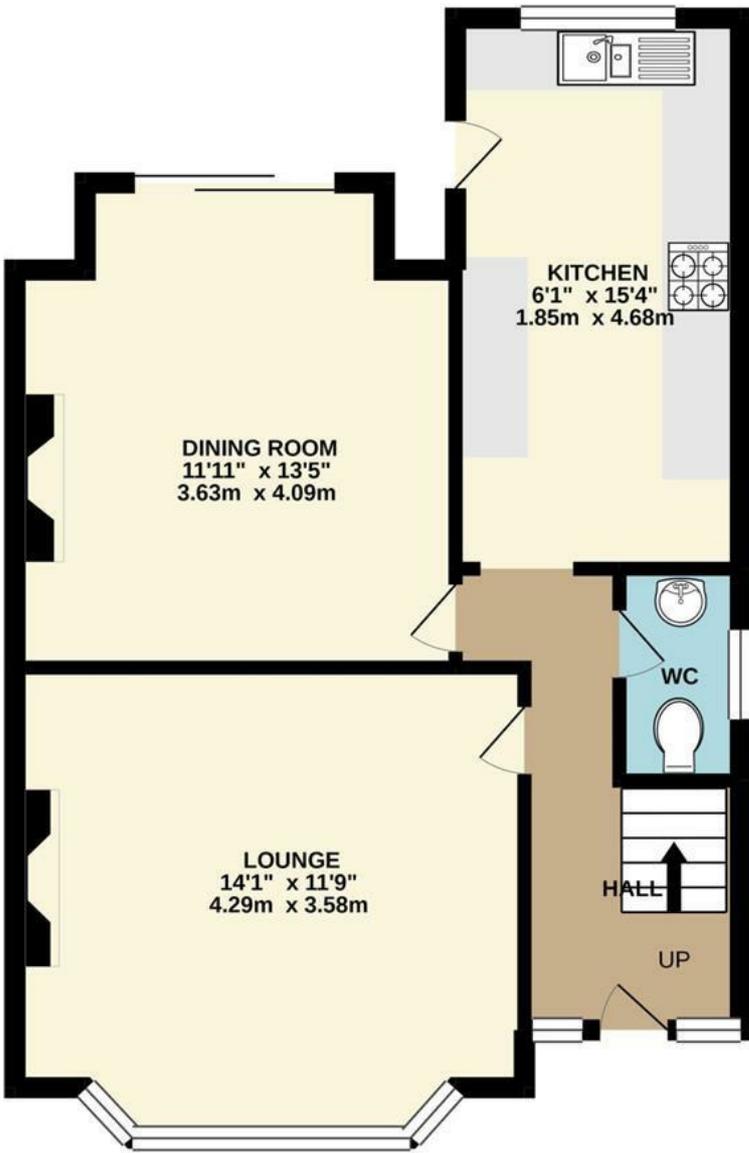
8'11" max x 7'6" max (2.74m max x 2.29m max)

A spacious bathroom with low level WC, pedestal hand basin, stand alone bath with mixer tap and shower attachment and corner shower cubicle with overhead shower attachment

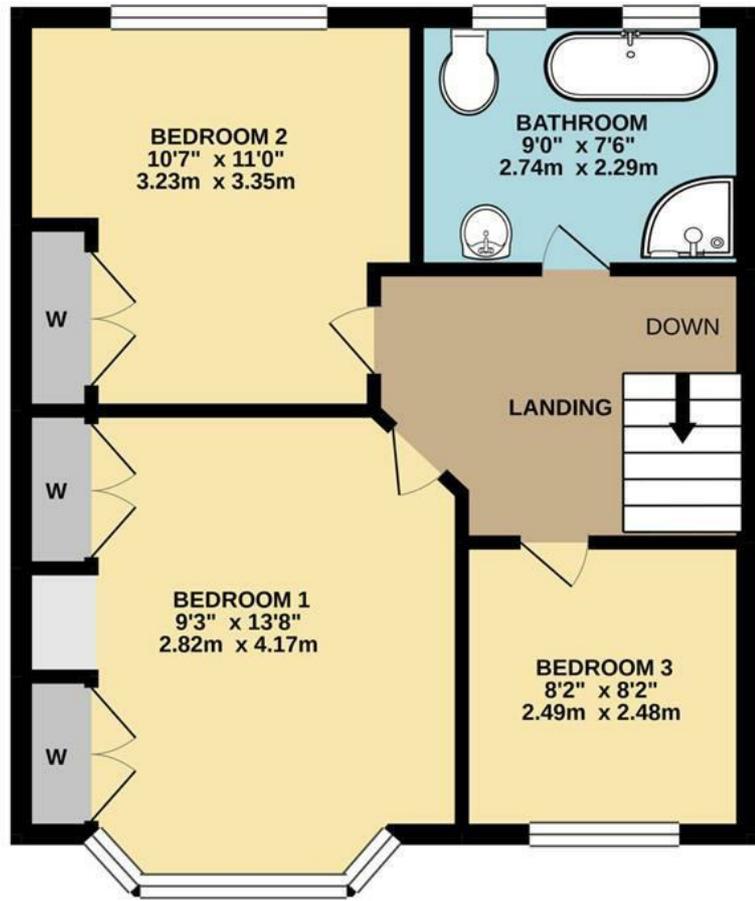
### DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

GROUND FLOOR  
526 sq.ft. (48.9 sq.m.) approx.



1ST FLOOR  
467 sq.ft. (43.3 sq.m.) approx.



WOLD CARR ROAD, HULL

TOTAL FLOOR AREA : 993 sq.ft. (92.2 sq.m.) approx.

Energy Efficiency Rating	
Current	Potential
	<b>83</b>
<b>58</b>	

Very energy efficient - lower running costs  
(82 plus) **A**  
(81-81) **B**  
(69-80) **C**  
(55-68) **D**  
(39-54) **E**  
(21-38) **F**  
(1-20) **G**

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

Very environmentally friendly - lower CO<sub>2</sub> emissions  
(81-91) **A**  
(69-80) **B**  
(55-68) **C**  
(39-54) **D**  
(21-38) **E**  
(1-20) **F**  
(1-20) **G**

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

