

# Whitakers

Estate Agents



## 5 Woodgate Road, Hull, HU5 5AH

**£120,000**

\*\* NO ONWARD CHAIN \*\*

Introducing this traditional mid-terrace property, situated at the head of Woodgate Road in Hull, offering convenient access to the amenities and transport links centred around Spring Bank West and the Derringham Roundabout.

The accommodation briefly comprises an open-plan lounge/ dining room, and a fitted kitchen extension to the ground level. To the first floor are two double bedrooms, served by a well-appointed bathroom. A fixed staircase leads to a loft room, which could be utilised as additional living space.

Externally, the front of the property features a gravelled garden with brick walling to the surround. The enclosed rear garden is designed for low maintenance, being mainly gravelled and complemented by patio seating areas. A path leads to a detached workshop, and a gate within the boundary fencing provides access to a vehicle-accessible ten-foot.

Overall, this attractively priced property would ideally suit a young and growing family seeking a home they can move straight into, with the opportunity to enhance cosmetically over time to reflect their own taste.

Early viewing is highly recommended to avoid disappointment.

The accommodation comprises

Front external



Externally, the front of the property features a gravelled garden with brick walling to the surround.

Ground floor

Open plan lounge / dining room 22'10" x 8'3"  
(6.98 x 2.52 )



Lounge



Entrance door, UPVC double glazed bay window, central heating radiator, fireplace with marbled inset / hearth and wooden surround, and laminate flooring.

Dining area



UPVC double glazed window, central heating radiator, under stairs storage cupboard, and laminate flooring.

Kitchen 14'3" x 7'0" (4.35 x 2.14 )



UPVC double glazed door and windows, central heating radiator, and tiled flooring. Fitted with a range of floor and eye level units, breakfast bar and worktop with splashback tiles above, sink with dual taps, and integrated oven with hob and extractor hood above.

First floor

Landing

UPVC double glazed window, fixed staircase to the loft room, and carpeted flooring. Leading to :

Bedroom one 12'5" x 8'11" maximum (3.81 x 2.74 maximum )



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

### Bedroom two 10'0" x 8'9" (3.07 x 2.68 )



UPVC double glazed window, central heating radiator, built-in boiler cupboard, and laminate flooring.

### Bathroom



UPVC double glazed window, central heating radiator, built-in storage cupboard, and fully tiled. Furnished with a three-piece suite comprising panelled bath with mixer tap and electric shower, pedestal sink with dual taps, and low flush W.C.

### Second floor

### Loft room 9'9" x 13'6" (2.99 x 4.12 )



Roof style window, storage in the eaves, and carpeted flooring.

### Rear external



The enclosed rear garden is designed for low maintenance, being mainly gravelled and complemented by patio seating areas. A path leads to a detached workshop, and a gate within the boundary fencing provides access to a vehicle-accessible ten-foot.

### External cloakroom

Wooden glazed window, tiled flooring, and furnished with a low flush W.C.

### Aerial view of the property



### Land boundary



### Tenure

The property is held under Freehold tenureship

### Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00070251000508

Council Tax band - A

EPC rating

EPC rating - TBC

#### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Ultrafast 10000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

#### 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.

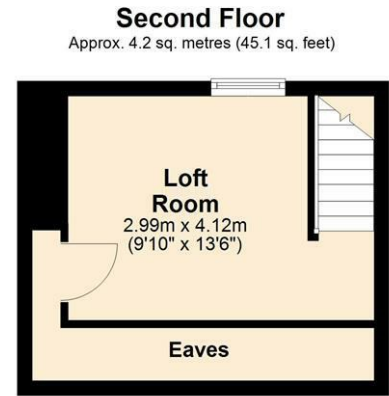
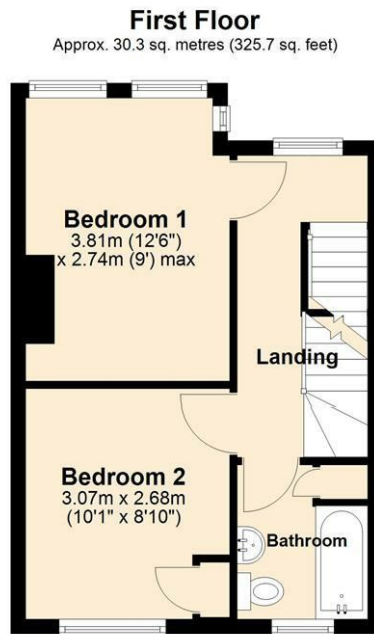
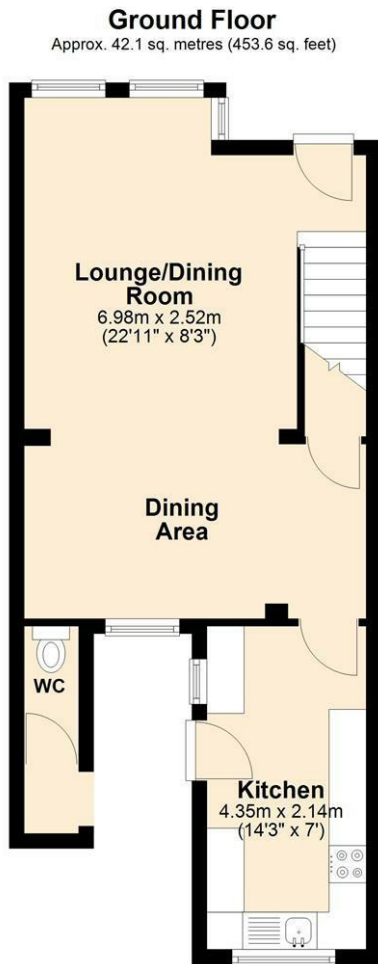
#### Free Market Appraisals / Valuations

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

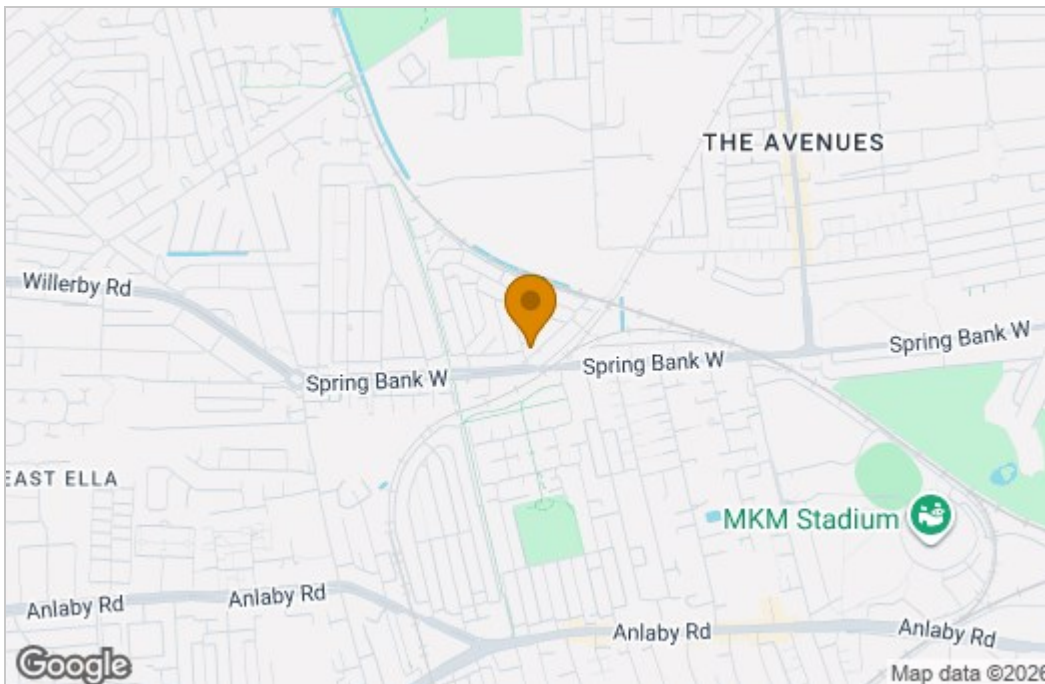
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# Floor Plan

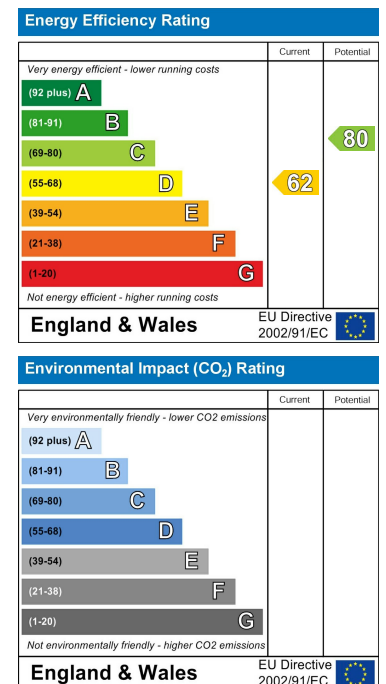


Total area: approx. 76.6 sq. metres (824.3 sq. feet)

# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.