



## Woldcarr Road

Hull, HU3 6TR

- Two Bedroom Semi Detached Home
- Downstairs WC
- South Facing Garden
- Great Transport Links
- Off-Road Parking
- Modern & Stylish Bathroom
- Shops & Amenities Nearby
- Viewing Essential

Offers in excess of £145,000





Located on the popular Woldcarr Road, this charming semi-detached two bedroomed house offers a delightful blend of modern living and comfort and is an ideal choice for small families, couples, or individuals seeking a contemporary home.

The ground floor comprises a contemporary kitchen, spacious lounge and convenient downstairs WC. The first floor boasts two well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation, and a family bathroom. The bathroom is modern and stylish, equipped with all the necessary amenities to cater to your daily needs.

The layout is thoughtfully designed to maximise both light and space, creating a warm and inviting atmosphere throughout.

Situated in a desirable area, this home benefits from a south facing garden and convenient access to local amenities, schools, and transport links, making it an excellent choice for those who value both comfort and convenience.

With its contemporary design and practical layout, this semi-detached home on Woldcarr Road is a wonderful opportunity for buyers - contact us now to arrange your viewing!



### Entrance Hall

4'1" x 11'9"

A practical hallway, accessed via the solid composite front door, providing access to the ground floor rooms, with carpeted floor and staircase leading upstairs. The space is finished in neutral tones and has a small radiator.

### Kitchen

7'6" x 11'6"

The kitchen is thoughtfully laid out with modern wall and base units and plenty of work surfaces, finished in a sleek grey with wood-effect laminate countertops. It is equipped with integrated appliances including an oven, gas hob and overhead extractor fan and space for a washing machine and dishwasher. A uPVC window allows natural light to flood the space, with vinyl flooring and a radiator.

### Lounge

14'6" x 10'6"

This inviting lounge offers a comfortable space to relax and entertain, with plenty of natural light flowing through French doors that open to the garden. The room is neutrally decorated and has a storage cupboard, soft carpeting and a radiator, creating a warm and welcoming atmosphere.

### Downstairs WC

A handy ground floor WC with a small hand basin, finished with vinyl flooring, a radiator and a uPVC window allowing natural light in, creating a bright and practical space.

### Bedroom 1

14'7" x 8'11"

A spacious, bright room with a large uPVC window overlooking the garden, filling the space with natural light. The room is neutrally decorated with soft carpeting, a radiator and offers ample space for wardrobes and additional furniture, making it a restful retreat.

### Bedroom 2

14'6" x 7'7"

A lovely, well-proportioned second bedroom featuring a uPVC window that brightens the space naturally. It is decorated in neutral tones with carpeting underfoot and a radiator, offering a comfortable setting that is well suited for use as a child's bedroom, guest room or home office.

### Bathroom

7'5" x 5'4"

The bathroom is finished to a contemporary standard with neutral tiles surrounding the bath and shower area, complemented by light walls and vinyl flooring. It includes a white bath with an overhead shower, a pedestal basin, and a WC, with a uPVC frosted window providing natural light, ventilation and privacy.

### Rear Garden

The south facing rear garden offers a generous outdoor space with a lawn and fenced boundaries, providing a safe area for children to play or for outdoor entertaining. There is a paved path alongside the house and plenty of room for garden furniture and play equipment. With a gate providing access to parking at the rear.

### Front External

The front exterior presents a well-maintained facade with a paved pathway leading to the front door and a combination of grass and gravel to the front garden. There is off-road parking available to the rear of the property.

### Additional Information

- Tenure Type - Freehold
- Local Authority - Hull City Council
- Council Tax Band - B
- Energy Performance Certificate Rating (EPC) - B
- Services - Mains Water, Electricity, Gas and Drainage are connected to the property

### Viewings

Viewings are strictly by appointment only via Hanbeck Estate Agents. Please get in touch if you would like a viewing.

### Free Valuation

Thinking of selling or letting?

If you are thinking of selling or letting a property, Hanbeck Estate Agents can be of assistance. We offer honest and friendly in-person property valuations. Please get in touch and we will arrange a no-obligation property appraisal.

### Mortgages

Hanbeck Estate Agents can introduce you to independent financial advisors who have access to the whole of the mortgage market. Get in touch today for a free no obligation consultation.

### Money Laundering Regulations

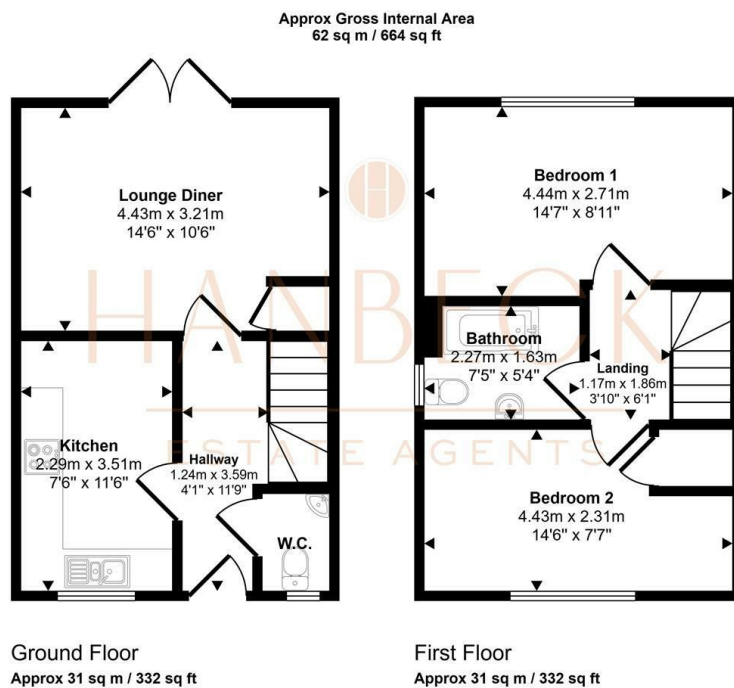
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Hanbeck Estate Agents have not tested any apparatus, equipment, fixtures or services, so cannot confirm that they are in working order and the property is sold on this basis.



Local Authority **Hull City Council**  
Council Tax Band **B**  
EPC Rating **B**



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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