



SYMONDS + GREENHAM

Estate and Letting Agents



118 Woodlands Road, Hull, HU5 5EE

£180,000

SPACIOUS AND VERSATILE TWO-BEDROOM HOME WITH LOFT ROOM, EXTENDED KITCHEN/DINER, AND A STUNNING SOUTH-FACING GARDEN, COMPLETE WITH A LARGE GARAGE, ALL SET IN A HIGHLY DESIRABLE LOCATION CLOSE TO AMENITIES AND TRANSPORT LINKS.

Nestled on the charming Woodlands Road in Hull, this delightful mid-terrace house offers an exceptional opportunity for families in search of a spacious and inviting home. The property features two well-proportioned bedrooms and two bathrooms, thoughtfully designed for comfort and convenience. Upon entering, you are welcomed by a generous lounge that provides ample space for relaxation and entertaining guests. The heart of the home is undoubtedly the extended kitchen diner, which seamlessly opens onto a stunning south-facing garden, ideal for enjoying sunny afternoons and al fresco dining. A convenient utility room and a downstairs shower room enhance the practicality of this family-friendly layout.

The first floor accommodates two bedrooms, complemented by a family bathroom, while the second floor features a versatile loft room, which can serve as many things, complete with a velux window that allows natural light to flood the area. A standout feature of this property is the enormous garage, measuring an impressive 33'10" x 12'3". This valuable asset provides ample storage or the potential for a workshop, catering to a variety of needs.

Woodlands Road is situated in a highly desirable residential area, just off Willerby Road. Residents will benefit from a wealth of local amenities, including shops, schools, and a selection of bars and restaurants. Furthermore, excellent bus and transport links ensure easy access to Hull city centre, motorways, and beyond. In summary, this remarkable family home combines spacious living with a prime location, making it an ideal choice for those looking to settle in Hull. Don't miss the chance to make this wonderful property your own.

CENTRAL HEATING

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

COUNCIL TAX BAND

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

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.

DOUBLE GLAZING

The property has the benefit of double glazing.

FLOOR PLAN DISCLAIMER

The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

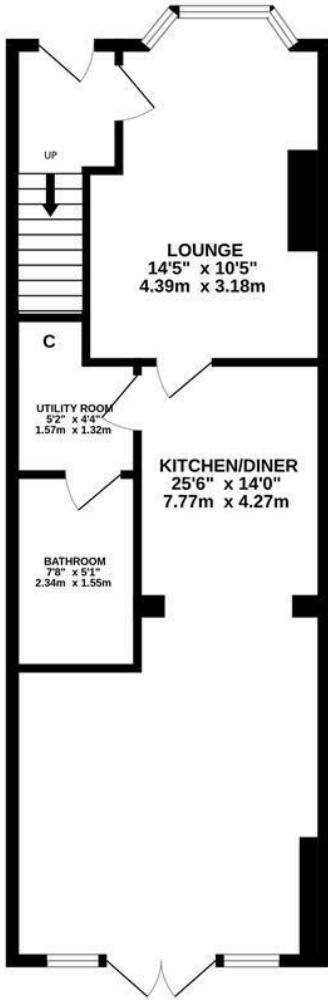
TENURE

Symonds + Greenham have been informed that this property is Freehold

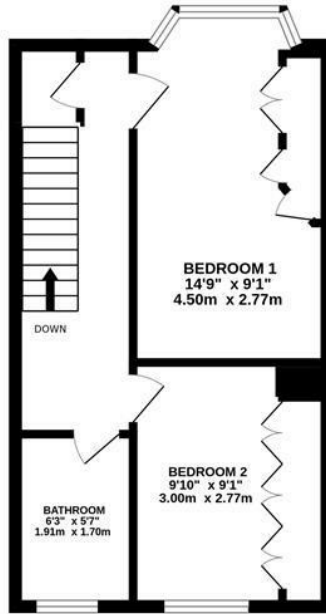
VIEWINGS

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

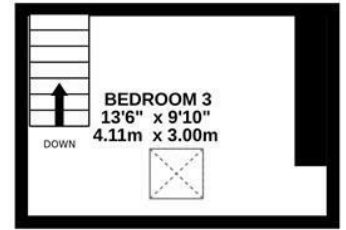
GROUND FLOOR



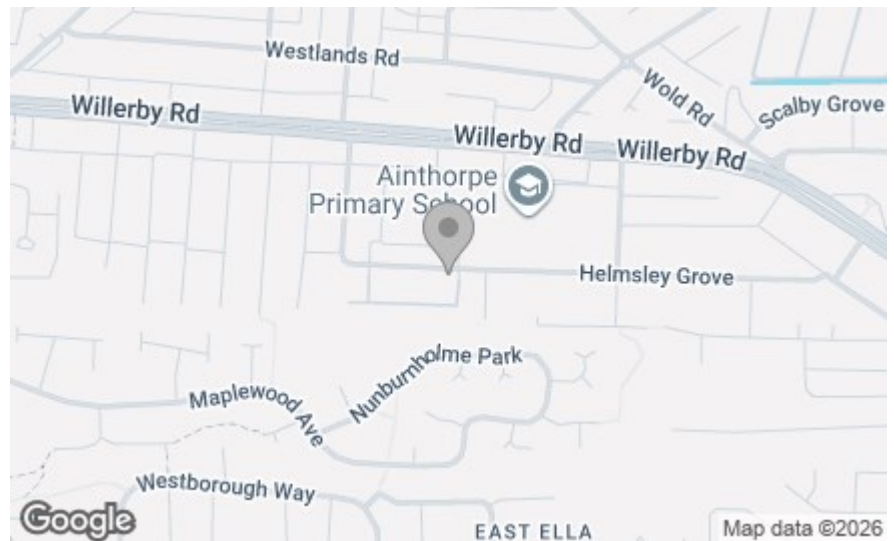
1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
Current	Potential
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	
66	74
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(02 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
66	74
England & Wales	EU Directive 2002/91/EC