staniford grays



355 Wold Road, Hull, HU5 5PU

£149,950

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- EXTENDED HOME AND EXCELLENT PRESENTATION
- SUMMER HOUSE AND GARAGE TO REAR
- IDEAL FOR FIRST TIME BUYERS
- HIGH SPECIFICATION KITCHEN
- OPEN PLAN DAYROOM LOUNGE
- DRIVEWAY PARKING
- PLEASANT STREET SCENE
- MODERNISED THROUGHOUT
- 2 DOUBLE BEDROOMS
- GROUND FLOOR W.C.

UPGRADED AND EXTENDED HOME WITH DEDICATED DRIVEWAY PARKING AND GARAGE. A MUST-SEE HOME FOR ALL APPLICANTS LOOKING FOR READY TO MOVE IN AND AFFORDABLE LIVING.

The well-presented and modernised interior offers attention to detail evident throughout with the heart of the home being a well specified, contemporary Kitchen.

A superb purchase opportunity for first time buyers awaits, with an emphasis placed on the open plan layout with spacious ground floor accommodation comprising; Entrance Hall, Open plan Lounge/Dining Room leading to a large Kitchen with separate W.C.

To the first floor level the property benefits from two light double bedrooms and a Shower Room all being smartly appointed.

Dedicated parking to the frontage adds to the saleability rear with a garage and summerhouse to the rear gardens also.

Viewing strongly advised given the standard of presentation throughout and competitive price point.



GROUND FLOOR

ENTRANCE HALLWAY
Accessed via uPVC double glazed entrance door, staircase approach to first floor level, access door leading through to...

LOUNGE / DAY ROOM 20'4" x 13'10" (6.20 x 4.22)
(at longest and widest point)
With pleasant outlook via crescent uPVC bow window to the front elevation, suitably sized to accommodate furniture suite, wall mounted electric fire and decorative floor-mounted mantel, understairs storage cupboard.
Opens through to additional area that has potential to be used as a further reception area or dining area, currently used for fitted storage cupboards, with understairs storage cupboard also, French doors lead through to recently upgraded kitchen.

KITCHEN 8'11" x 12'11" (2.72 x 3.94)
Offering contemporary styling throughout with a range of fitted high gloss wall and base units including pan drawers and hydraulic eye-level cupboards, complementary work surfaces, return breakfast bar, inset laminate sink and drainer with feature mixer tap, a range of integrated appliances include Rangemaster induction hob, concealed extractor canopy, low level oven, integrated dishwasher, LED undercabinet lighting, laminate to floorcoverings, contemporary style radiator, uPVC lead insert double glazed window to the rear facing outlook, uPVC double glazed access door. Space for separate fridge freezer and washing machine.

CLOAKROOM / W.C
With low flush w.c and fitted shelving overhead.

FIRST FLOOR

BEDROOM ONE 11'11" x 13'10" (3.64 x 4.22)
(at longest and widest point)
An abundance of natural daylight provided via two large uPVC double glazed windows, space for double bed and freestanding bedroom furniture.

BEDROOM TWO 8'0" x 9'3" (2.44 x 2.84)
With uPVC double glazed window to rear and of double bedroom proportions.

SHOWER ROOM
Smartly appointed throughout with low flush w.c, wall mounted basin with chrome tap point, folding door shower with wall mounted showerhead and console and rainfall showerhead also, splash screening, heated towel rail, uPVC privacy window to rear.





OUTSIDE
Wold Road itself remains conveniently positioned with the subject dwelling offering a prominent streetside position, located towards the Westerly end of Wold Road within peaceful and tranquil area, in close proximity to Wymersley Road also.
The property is within excellent proximity to open countryside and a number of walks, with good access to Hull city centre and surrounding locations, with the property having the benefit of parking to the immediate property frontage, being hard landscaped with dropped-kerb access from Wold Road.
A patio extends from the immediate building footprint, with artificial lawn extending to a well conditioned summerhouse, garage with full power and lighting, personnel door to side and up and over access door.
Secure gated access to the rear, with boarded fencing to perimeter boundaries offering good levels of privacy and seclusion throughout and of a generous size and with all the benefit of a low maintenance garden.

AGENTS NOTE
Given the immaculate presentation and programme of refurbishment the property comes recommended for further internal inspection, remaining deceptively spacious given the programme of extension that's taken place over the years. Viewing advised via the sole selling agent Staniford Grays.

FIXTURES AND FITTINGS
Various quality fixtures and fittings may be available by separate negotiation.

SERVICES
(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the current Kingston Upon Hull City Council tax band to be 'A'.

TENURE
We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

VIEWING
Strictly by appointment via sole selling agent, Staniford Grays.
Website- Stanifords.com Tel: (01482) 631133
E-mail: swansales@stanifords.com

WEBSITES
www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

MORTGAGE CLAUSE
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Preferred partner- Green & Green Mortgage & Protection — Your Local Mortgage Partner for Hull & East Yorkshire
At Green & Green, we specialise in supporting home-buyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.

PROPERTY PARTICULARS-DISCLAIMER
PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."
The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

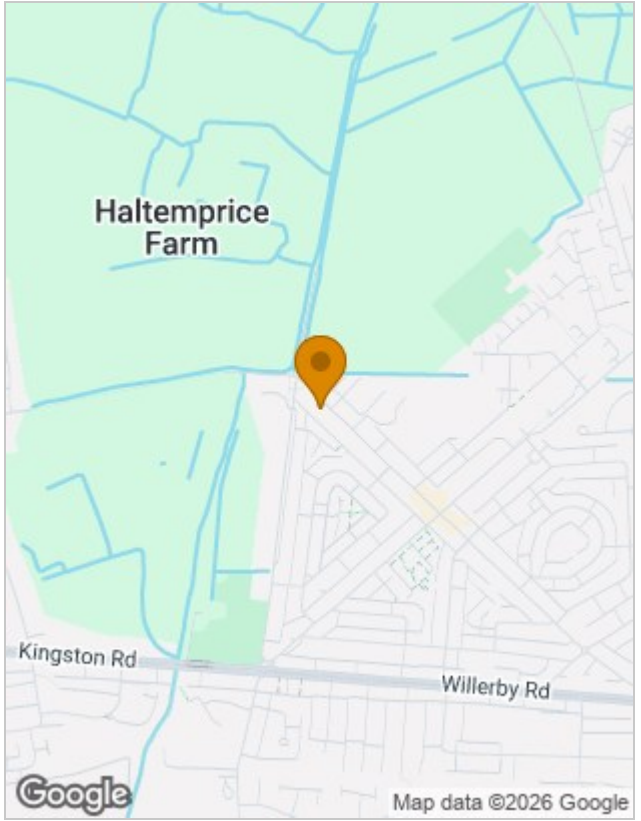
FEES
The agent confirms that vendors and prospective purchasers may be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.



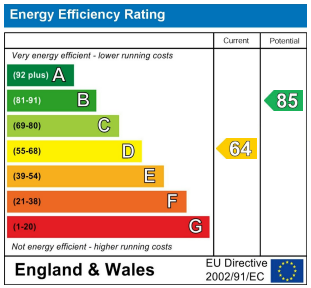
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Swanland Office Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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