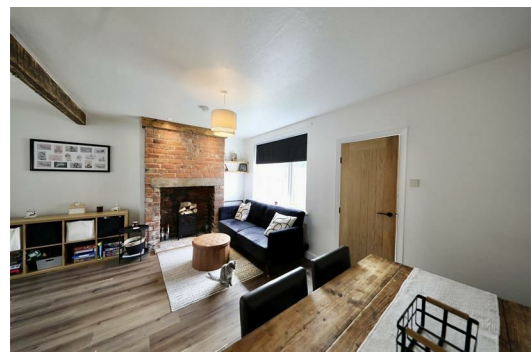




**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 7 Wold Road, Hull, HU5 5LT Offers over £160,000

POPULAR HU5 LOCATION - THREE BED MID TERRACED - STYLISHLY PRESENTED THROUGHOUT - CLOSE TO AMENITIES

Positioned along the ever popular Wold Road, this beautifully presented terraced home is an ideal choice for first time buyers or growing families seeking space, comfort and convenience.

The property features three generously sized bedrooms, offering plenty of flexibility whether you need room for children, guests, or a home office. Downstairs, the open-plan lounge and dining area creates a warm, sociable setting — perfect for relaxed evenings or entertaining friends and family with ease.

To the rear, a spacious garden provides a fantastic outdoor retreat, ideal for children to play, summer barbecues, or simply unwinding in the sunshine.

Upstairs, the family bathroom is smartly finished and well-equipped to meet the needs of modern living.

This is more than just a house — it's a home ready to be enjoyed. Offering a great blend of indoor and outdoor space in a sought-after Hull location, it's a superb opportunity not to be missed.

**BOOK YOUR VIEWING NOW!**

#### **CENTRAL HEATING**

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

#### **DOUBLE GLAZING**

The property has the benefit of double glazing.

#### **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.

#### **COUNCIL TAX BAND**

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

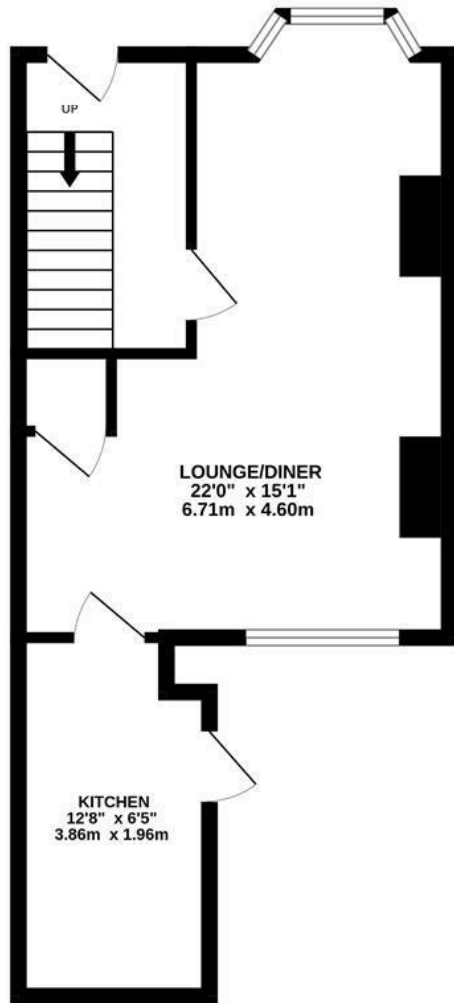
#### **VIEWINGS**

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

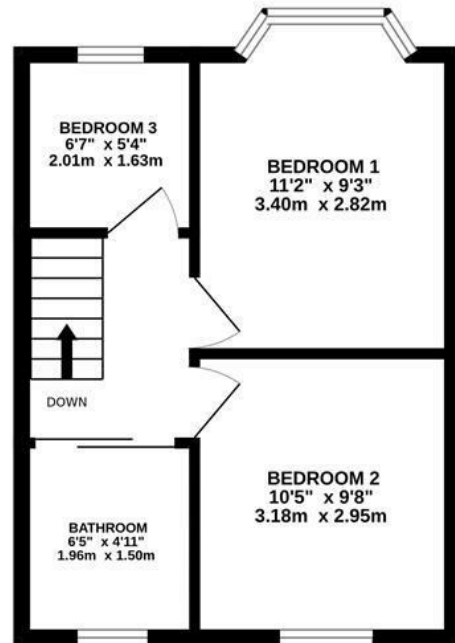
#### **DISCLAIMER**

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  
385 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR  
319 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA : 704 sq.ft. (65.4 sq.m.) approx.

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 |                         |
| (92 plus) <b>A</b>                          |                         |
| (81-91) <b>B</b>                            |                         |
| (69-80) <b>C</b>                            |                         |
| (55-68) <b>D</b>                            |                         |
| (39-54) <b>E</b>                            |                         |
| (21-38) <b>F</b>                            |                         |
| (1-20) <b>G</b>                             |                         |
| 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 |                         |
| (02 plus) <b>A</b>                                              |                         |
| (81-91) <b>B</b>                                                |                         |
| (69-80) <b>C</b>                                                |                         |
| (55-68) <b>D</b>                                                |                         |
| (39-54) <b>E</b>                                                |                         |
| (21-38) <b>F</b>                                                |                         |
| (1-20) <b>G</b>                                                 |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |
| England & Wales                                                 | EU Directive 2002/91/EC |

