



## 332 Wold Road, Hull, HU5 5QG

**£130,000**

Offered to the market with NO ONWARD CHAIN, this well-presented traditional property would make an ideal starter home for a first time buyer or young family.

Externally to the front aspect, there is a gravelled garden with the kerb lowered to accommodate off-street parking.

Internally, the layout briefly comprises : entrance lobby, open plan lounge / dining room and fitted kitchen that incorporates a cloakroom; a fixed staircase ascends to the first floor which boasts two good bedrooms and a shower room.

The rear garden is partly laid to lawn with well-stocked borders, and complimented by a patio seating area.

A path leads to a gate in the boundary fencing that opens to the vehicle accessible ten-foot, and detached garage that can house a vehicle.

## Location

Wold Road is a residential location established off the well-connected Willerby Road in Hull. It is well-connected by multiple transport links, and is serviced by a host of local conveniences ranging from shops, dining facilities and playing fields. The residence also falls within the catchment of high Ofsted rated schools, most notably the Wold Academy.

The accommodation comprises

## Front external



Externally to the front aspect, there is a gravelled garden with the kerb lowered to accommodate off-street parking.

## Ground floor

### Hall

Composite entrance door, central heating radiator, and carpeted flooring. Leading to :

Open plan lounge / dining room 20'4" x 10'11" (6.21 x 3.35 )



## Lounge



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

## Dining room



Central heating radiator, built-in storage cupboard, under stairs storage cupboard, and carpeted flooring.

Kitchen 9'10" x 10'0" maximum (3.01 x 3.05 maximum )



Composite door, two UPVC double glazed windows, central heating radiator, tiled flooring, and fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with mixer tap, plumbing for a washing machine, and oven with hob and extractor hood above.

### Rear lobby

Skylight, and tiled flooring. Leading to :

### W.C.

Tiled flooring, and furnished with a low flush W.C.

### First floor

#### Landing

With access to the loft hatch, and wooden flooring. Leading to :

Bedroom one 10'2" x 14'0" (3.10 x 4.27 )



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

Bedroom two 9'7" x 8'0" (2.94 x 2.44 )



UPVC double glazed window, central heating radiator, and wooden flooring.

### Shower room



UPVC double glazed window, central heating radiator, fully tiled, and furnished with a three-piece suite comprising walk-in enclosure with electric shower, vanity sink with mixer tap, and low flush W.C.

### Rear external



The rear garden is partly laid to lawn with well-stocked borders, and complimented by a patio seating area. The residence also benefits from having an outside tap.

### Garage

A path leads to a gate in the boundary fencing that opens to the vehicle accessible ten-foot, and detached garage that can house a vehicle.

### 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 -

00030370033205

Council Tax band - A

EPC rating

EPC rating - D

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 7 Mbps / Ultrafast 10000

Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

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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.

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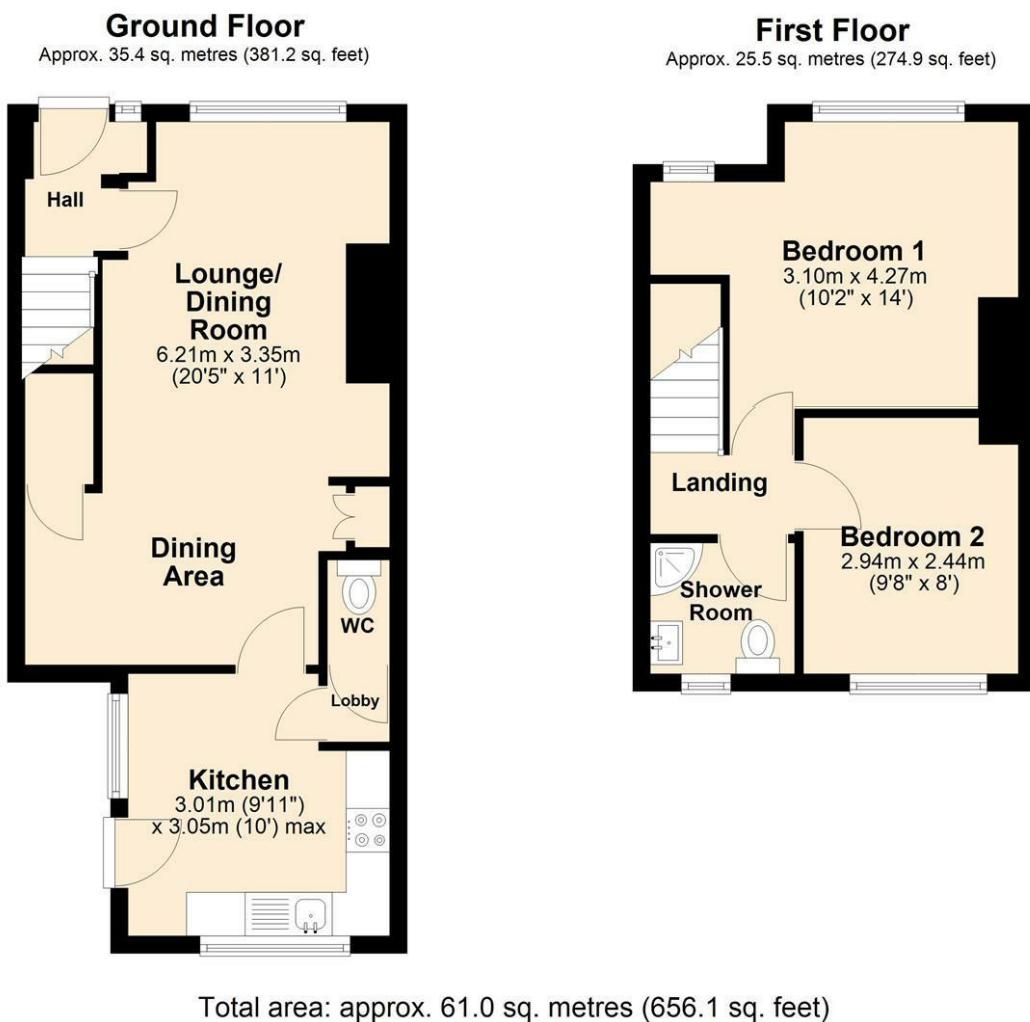
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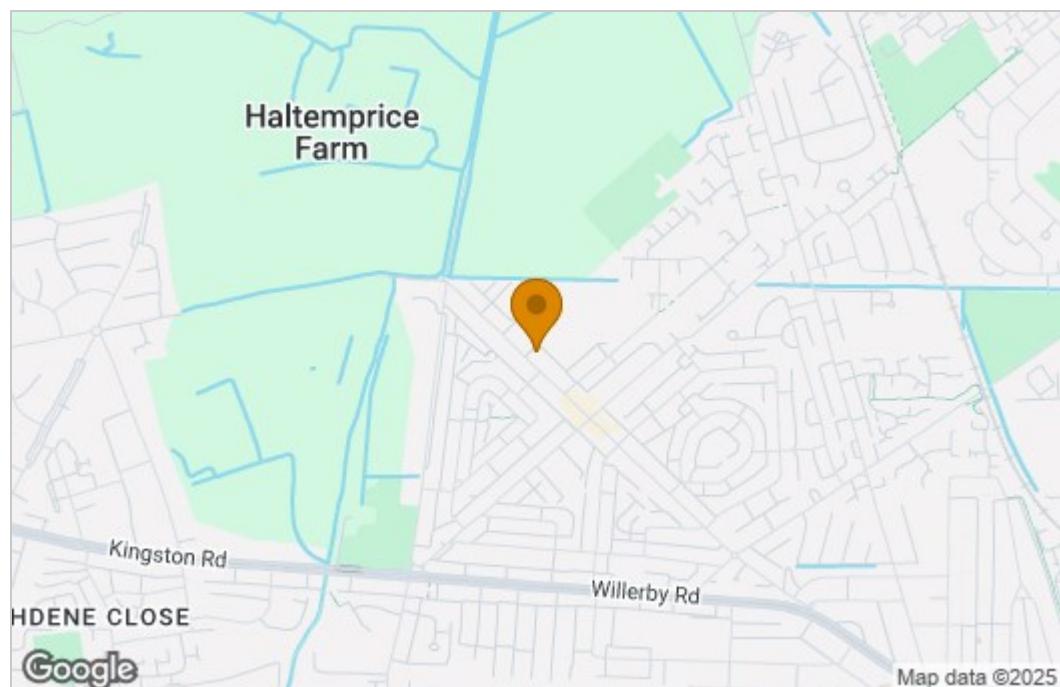
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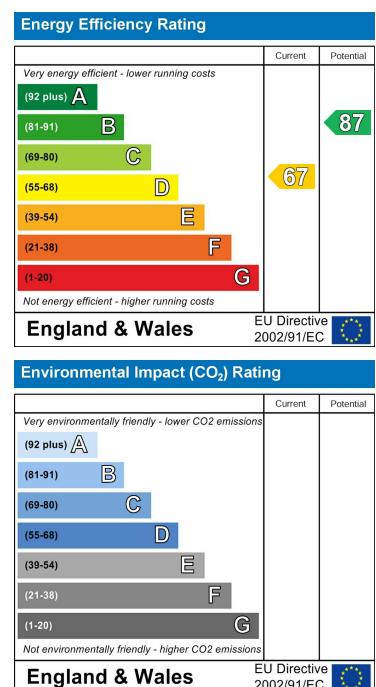
## Floor Plan



## Area Map



## Energy Efficiency Graph



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