

Whitakers

Estate Agents



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

Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

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.

Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

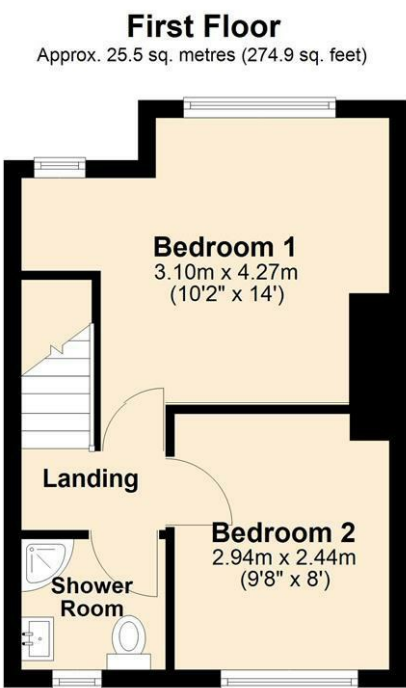
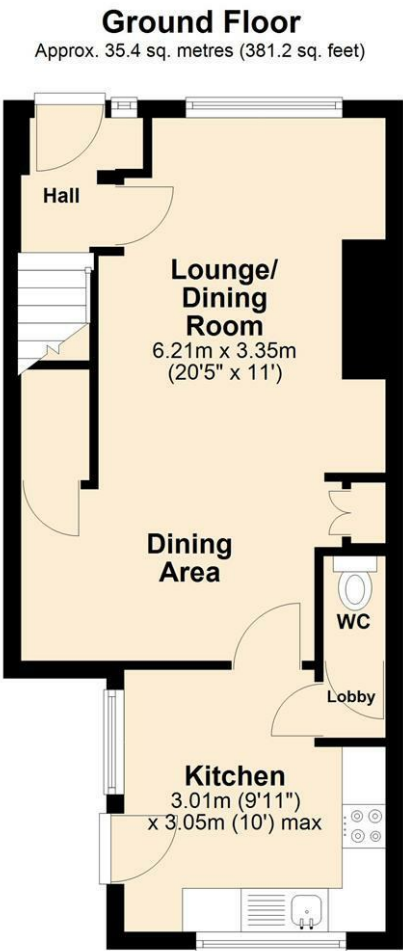
Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration

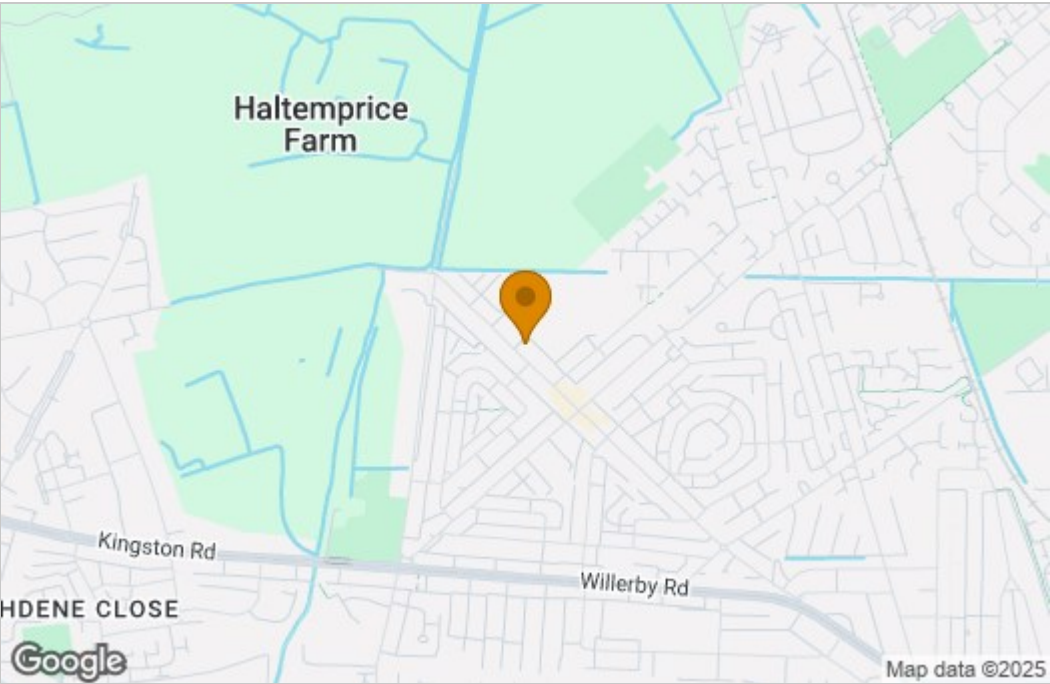
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Floor Plan

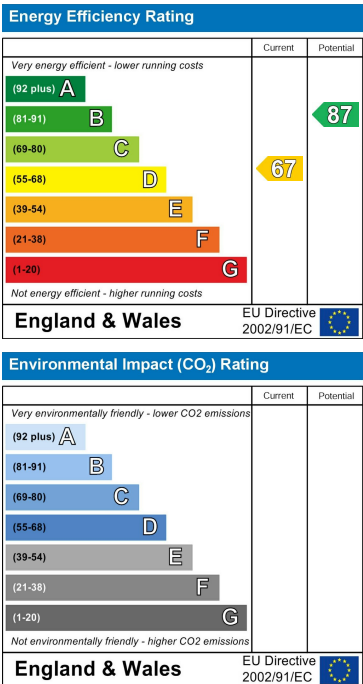


Total area: approx. 61.0 sq. metres (656.1 sq. feet)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.