



Wold Road

Hull, HU5 5PH

- Two Bedroom End-Terraced Home
- Spacious Lounge
- Downstairs WC
- Good School Catchment Area
- Perfect for First Time Buyers
- Large Private Driveway
- Modern Kitchen / Diner
- Popular Residential Area
- Close to Local Shops & Amenities
- Viewing Highly Recommended

Guide price £140,000





GUIDE PRICE £140,000 - £150,000

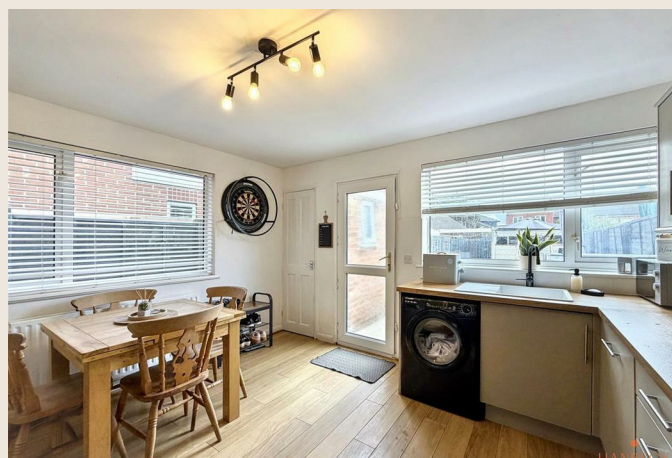
Situated on Wold Road within a popular residential area, this well-proportioned two bedroom end terraced house offers spacious and practical accommodation, together with excellent outside space and ample off-street parking. Ideal for first-time buyers, couples or a small family, the property has a particularly appealing combination of a large driveway, good-sized rear garden and garage, providing plenty of space both inside and out.

Internally, the ground floor comprises a spacious lounge, providing a comfortable main reception room, along with a kitchen diner offering a practical and sociable space for everyday living and entertaining. A downstairs WC adds further convenience to the ground floor. To the first floor are two well-proportioned bedrooms and a family bathroom, providing comfortable accommodation for a variety of buyers.

Externally, the property benefits from a large driveway to the front, offering excellent off-street parking for multiple vehicles, while the good-sized rear garden provides plenty of room for outdoor seating, children to play or those looking to enjoy some garden space. The additional garage is a valuable feature, offering useful storage or further practical space.

The property is ideally positioned close to a range of local shops and amenities, with good schools nearby and the area benefiting from a popular school catchment. Wold Road also offers convenient access to surrounding areas, making this a well-connected location for both families and commuters.

With its generous living accommodation, two bedrooms, downstairs WC, large driveway, rear garden and garage, this is a property that offers plenty of appeal and should be viewed to be fully appreciated.



Lounge

13'9" x 20'3"

This generous lounge is a bright and inviting space featuring light wood-effect laminate flooring and windows to the front and side, that fill the room with natural light. The room enjoys a neutral decor, providing a calm and comfortable feel and an open view through to the kitchen diner, creating a sense of openness and connectivity.

Kitchen Diner

13'7" x 11'11"

The kitchen diner is a well-proportioned room fitted with modern units topped with wood effect work surfaces. It benefits from two large windows that provide ample natural light and a practical layout that includes integrated appliances, such as oven, hob and overhead extractor, and space for a dining table with chairs. Light wood-effect laminate flooring continues here for a cohesive feel. There is an internal door leading to the downstairs WC and a uPVC door which leads to the outside, making access to the garden easy and convenient.

W . C .

A useful downstairs WC adding convenience to the ground floor accommodation.

Bedroom 1

14'2" x 11'4"

A spacious and restful room featuring a large window that faces the front aspect and brightens the space. Soft carpeting complements the neutral tones on the walls, creating a calm atmosphere.

Bedroom 2

8'2" x 8'0"

A charming and cosy space, ideal for a child's room, study or guest bedroom. It features painted walls with a soft jade green and white scalloped design. A window facing the rear aspect allows natural light to fill the room, which is carpeted in a neutral tone for warmth and comfort.

Bathroom

5'2" x 5'4"

The bathroom is a modern, well-appointed room featuring a white suite including a bathtub with a stylish glass shower screen, a wash basin set on a vanity unit, and a toilet. The walls are partially tiled in a glossy light grey subway style, and a frosted window provides natural light, ventilation and privacy. With vinyl flooring in a grey finish, creating a stylish and practical space.

Rear Garden

The rear garden offers a peaceful and private outdoor space with a wide paved patio area ideal for dining and seating, bordered by well-maintained lawn on onside. The garden is enclosed by dark wooden fencing providing seclusion and making the space practical as well as inviting for outdoor enjoyment and play. Towards the back, there is a single garage and a rear gate, providing access to the shared tenfoot.

Front Exterior

The front exterior presents a tidy, gravelled driveway offering ample off-road parking. The traditional red brick facade of the property is complemented by a modern black entrance door and large windows that provide a welcoming first impression.

Additional Information

- Tenure Type - Freehold
- Local Authority - Hull City Council
- Council Tax Band - A
- Energy Performance Certificate Rating (EPC) - E
- Services - Mains Water, Electricity, Gas and Drainage are connected to the property

Viewings

Viewings are strictly by appointment only via Hanbeck Estate Agents. Please get in touch if you would like a viewing.

Free Valuation

Thinking of selling or letting?

If you are thinking of selling or letting a property, Hanbeck Estate Agents can be of assistance. We offer honest and friendly in-person property valuations. Please get in touch and we will arrange a no-obligation property appraisal.

Mortgages

Hanbeck Estate Agents can introduce you to independent financial advisors who have access to the whole of the mortgage market. Get in touch today for a free no obligation consultation.

Money Laundering Regulations

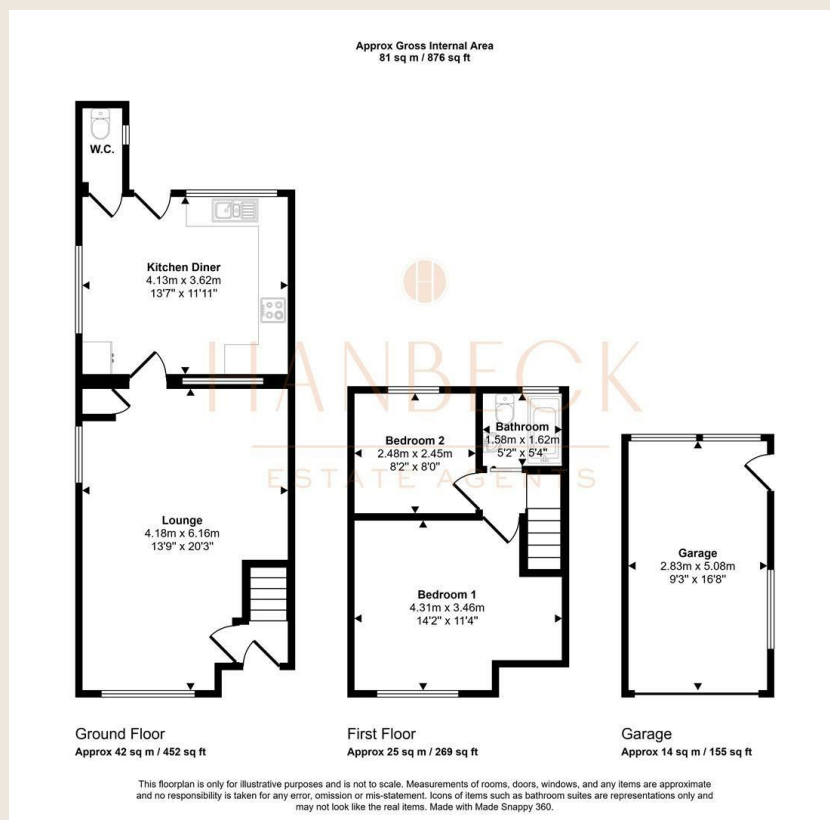
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Hanbeck Estate Agents have not tested any apparatus, equipment, fixtures or services, so cannot confirm that they are in working order and the property is sold on this basis.



Local Authority **Hull City Council**
Council Tax Band **A**
EPC Rating **E**



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.