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**Limb**  
MOVING HOME



*388 Wold Road, Hull, HU5 5QG*

📍 2 Double Bedrooms

📍 Kitchen/Diner

📍 Ground Floor W.C.

📍 Council Tax Band = A

📍 Garden Bar

📍 Covered Seating Area

📍 Driveway & Parking

📍 Freehold / EPC = C

**£150,000**

## INTRODUCTION

This well-presented end-terraced home offers an excellent range of accommodation including two double bedrooms, a kitchen/diner and a ground floor W.C. Outside, the enclosed rear garden features a timber outbuilding converted into a garden bar with a covered seating area.

The accommodation briefly comprises an entrance hall, lounge, kitchen/diner and cloakroom/W.C. At first floor level there are two double bedrooms and a modern shower room.

Outside, a gravelled driveway provides off-street parking to the front, while the enclosed rear garden includes a paved patio, lawn and the converted garden bar with adjoining covered seating area. Gates provide access to the tenfoot at the rear.

## LOCATION

The property is situated along Wold Road, Hull. Wold Road is a vibrant area well-served by a diverse range of local shops, cafes, and essential services. The nearby Willerby Shopping Park provides extensive retail options including Waitrose and Aldi, while Haltemprice Leisure Centre offers excellent fitness and swimming facilities just a short drive away.

For commuters, the location is excellent; regular bus routes offer direct access to Hull City Centre, while the nearby A63 links quickly to the M62 and the wider motorway network. Families are well-catered for with respected local schooling nearby, including Wold Road Primary School and Wolfreton School and Sixth Form College, making this a practical and well-connected place to call home.

## ACCOMMODATION

The layout and room sizes are detailed on the attached floorplan.

Residential entrance door to:

### ENTRANCE PORCH

With door to:

### ENTRANCE HALLWAY

With staircase leading to the first floor.

### LOUNGE

Feature a fireplace with electric fire, understairs cupboard and window to the front elevation.



## DINING KITCHEN

Fitted with modern base and wall units, laminate worktops incorporating a one and a half bowl sink and drainer, oven and four ring hob with filter above. There is plumbing for a washing machine, space for fridge/freezer, two Velux skylights, inset spot lights, window and external access door to rear.





*DINING AREA*



## CLOAKS/W.C.

With low flush WC. and wash hand basin. Heated towel rail and window to side.



## FIRST FLOOR

## LANDING

## BEDROOM 1

Window to the front elevation.



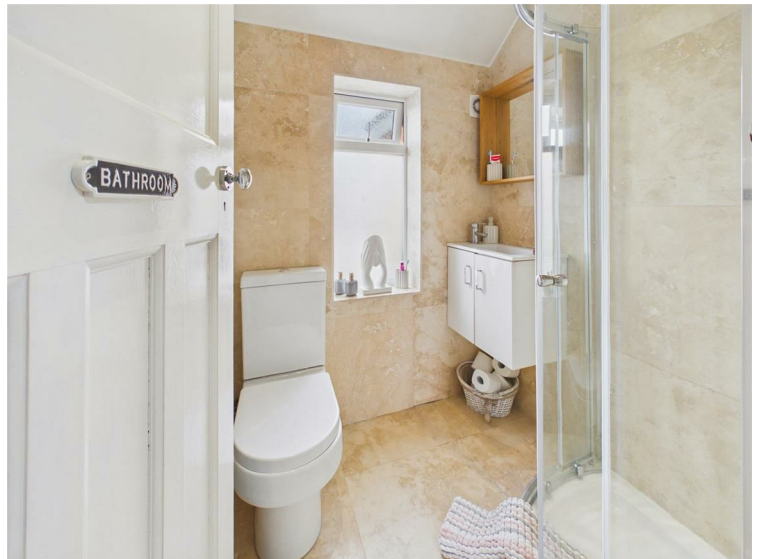
## BEDROOM 2

Window to the rear.



## SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Window to rear.



## OUTSIDE

A gravelled driveway provides off-street parking to the front, while the enclosed rear garden includes a paved patio, lawn and the converted garden bar with adjoining covered seating area. Gates provide access to the tenfoot at the rear.





## REAR VIEW



## HEATING

The property has the benefit of gas central heating.

## GLAZING

The property has the benefit of double glazing.

## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band A. We would recommend a purchaser make their own enquiries to verify this.

## FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

## AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or any heating system nor any specific fittings for this property and cannot verify that they are in working order.

All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, not be relied upon as being to scale.

Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:

- (i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute any part of an offer or contract
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct however any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them
- (iii) no person in the employment of Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. The agent will not be responsible for any verbal statement by a member of staff and 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.

The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.

If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

These sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

## PHOTOGRAPH DISCLAIMER

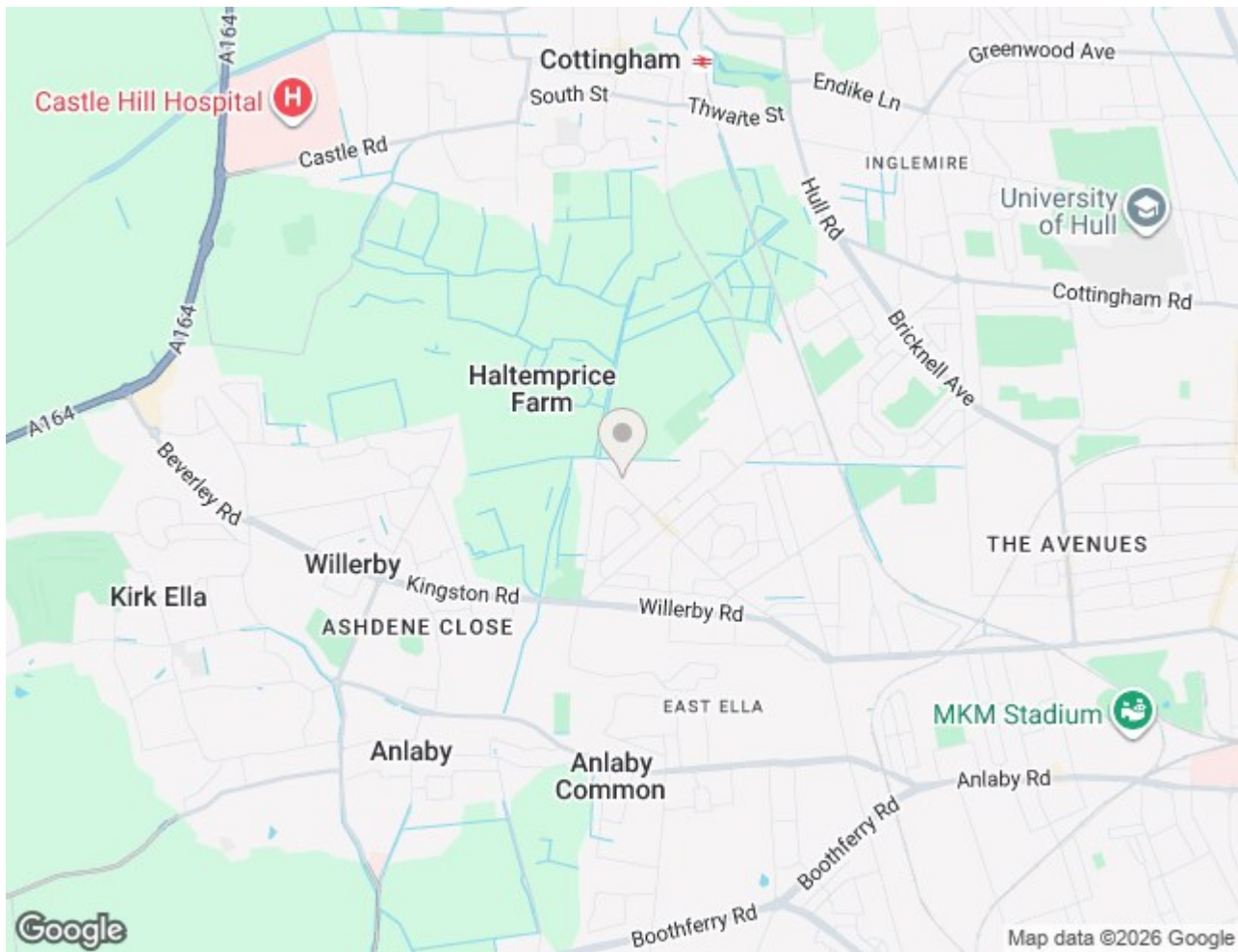
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

## PROGRESSING AN OFFER

In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

## PROPERTY TO SELL?

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.







## Energy Efficiency Rating

|                                             | Current                    | Potential                                                                         |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                   |
| (92 plus) <b>A</b>                          |                            |                                                                                   |
| (81-91) <b>B</b>                            |                            | <b>88</b>                                                                         |
| (69-80) <b>C</b>                            | <b>71</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 |                            |                                                                                   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

## Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current                    | Potential                                                                           |
|-----------------------------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                            |                                                                                     |
| (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 environmentally friendly - higher CO <sub>2</sub> emissions |                            |                                                                                     |
| <b>England &amp; Wales</b>                                      | EU Directive<br>2002/91/EC |  |