



**Woldcarr Road, Hull, HU3 6TR**  
Offers In The Region Of £150,000

  
**Bannister**

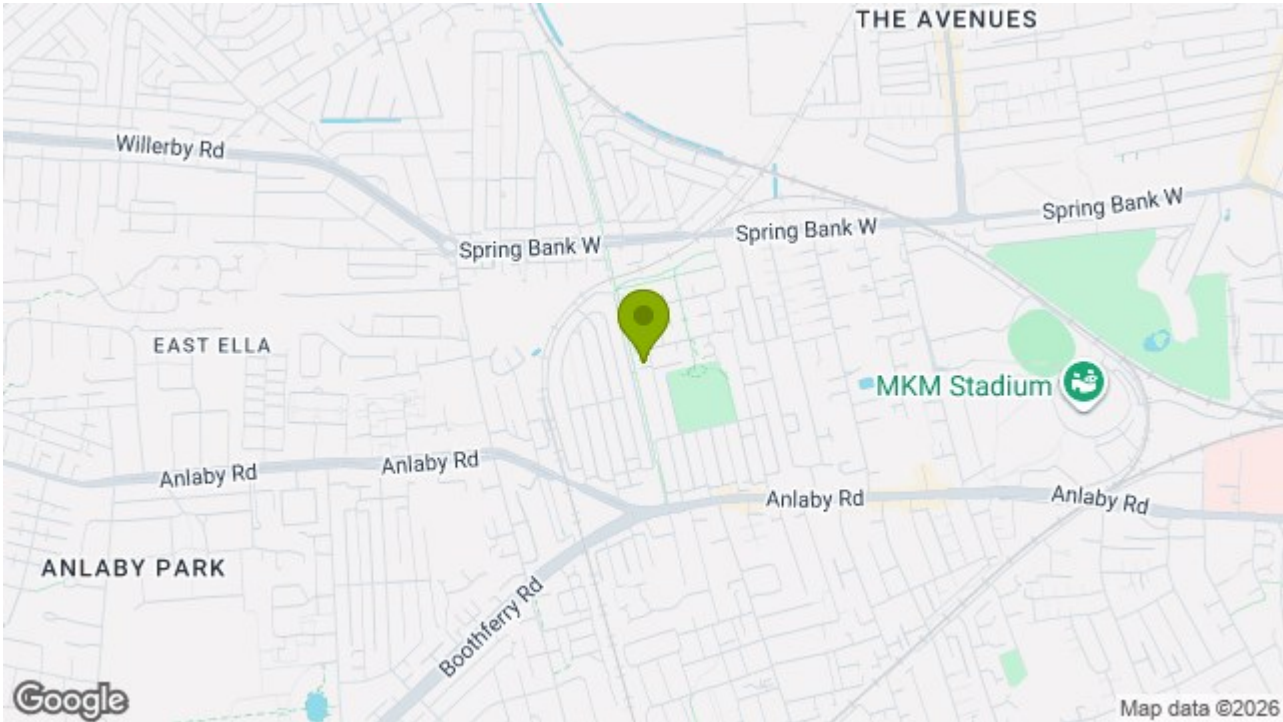
# Woldcarr Road, Hull, HU3 6TR

Situated in a highly sought-after location, this beautifully presented two-bedroom home is an ideal choice for first-time buyers. Well maintained throughout, the property offers two spacious double bedrooms and comfortable, move-in-ready accommodation. Outside, the landscaped rear garden provides an attractive space for relaxing or entertaining, while an allocated parking space adds everyday convenience. Combining a desirable setting with well-proportioned living space, this charming home is the perfect starter property.

## Key Features

- Ideal Starter Home
- Perfect Buy-To-Let
- Very Well Presented Throughout
- Convenient Location
- Allocated Parking
- Landscaped Rear Garden
- 2 Double Bedrooms
- EPC =

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |





## **GROUND FLOOR;**

### **ENTRANCE HALL**

A welcoming entrance hall providing access to the accommodation.

### **WC**

With low flush WC, wash hand basin and a window to the front elevation.

### **KITCHEN**

With a comprehensive range of wall and base units, laminated work surfaces with matching upstands. Integrated appliances include a Fridge/Freezer, Gas Hob, Electric Oven, Extractor Hood, Dishwasher and a Washing Machine, Further benefitting from dining space and a window to the front elevation.

### **LIVING ROOM**

A generous living room with glazed French doors overlooking the rear garden.

### **BEDROOM 1**

A bedroom of double proportions with a window to the front elevation and a storage cupboard.

### **BEDROOM2**

A further double bedroom with a window to the rear elevation.

### **BATHROOM**

With a three piece suite comprising of a panelled bath with overhead shower, a low flush WC and a wash hand basin. Further benefitting from a radiator and partially tiled walls.

## **EXTERNAL;**

### **REAR**

A landscaped rear garden with porcelain paved footpath and patio area, shaped lawn, raised sleeper beds and timber fencing with gate to the rear.

## **PARKING**

An allocated parking space in the private car park.

## **GENERAL INFORMATION**

**SERVICES** - Mains water, electricity, gas and drainage are connected to the property.

**CENTRAL HEATING** - The property has the benefit of a gas fired central heating system to panelled radiators.

**DOUBLE GLAZING** - The property has the benefit of replacement PVC double glazed frames OR The property has the benefit of sealed unit double glazing.

**SECURITY** - The property has the benefit of an installed burglar alarm system.

**COUNCIL TAX** - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band . (East Riding Of Yorkshire/ Hull City Council). We would recommend a purchaser make their own enquiries to verify this.

**VIEWING** - Strictly by appointment with the sole agents.

**FIXTURES & FITTINGS** - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

## **AML.**

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the

payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

## **TENURE.**

We understand that the property is Freehold. This should be clarified by your legal representative.

## **MORTGAGES**

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage. Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

## **THINKING OF SELLING?**

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

## **AGENTS NOTES**

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, 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 and any intending purchaser or tenant 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 Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from

Financial Services, Conveyancing and Surveys.

Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)



