



Woodgate Road, Hull HU5 5AH

Welcome to

Woodgate Road, Hull

Ideal Project House In West Hull with - Entrance Hall, Lounge, Dining Room, Fitted Kitchen, Ground Floor Cloakroom, Family Bathroom, 2 Bedrooms, Gardens & Garage! Book your viewing today!



Entrance Hall

With double glazed door to the front and stairs to the First Floor.

Cloakroom

With low level wc.

Lounge

12' 2" x 14' 1" (3.71m x 4.29m)

With double glazed window to the front.

Dining Room

8' 10" x 15' 2" (2.69m x 4.62m)

Open plan to the kitchen.

Kitchen

11' 4" x 10' 5" (3.45m x 3.17m)

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, electric hob, electric oven, cooker-hood, double glazed window to the rear, washing machine and double glazed french style doors leading to the Rear Garden.

First Floor

Bedroom 1

11' 9" x 10' 8" (3.58m x 3.25m)

With double glazed window to the front.

Bedroom 2

9' 2" x 10' 4" (2.79m x 3.15m)

With double glazed window to the rear.

Bathroom

Bathroom with bath, low level wc, wash hand basin and double glazed window to the rear.

Loft Space

Outside

Front Garden

With wall, path and gravelled area.

Rear Garden

With decking area, lawned area, path, fencing and rear access gate to the tenfoot.

Garage

Accessed via the tenfoot to the rear.

Agents Note

All services/appliances have not and will not be tested.



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Welcome to

Woodgate Road, Hull

- Home For Sale On Woodgate Road In West Hull
- 2 Bedrooms
- Lounge & Dining Room
- Family Bathroom & Ground Floor Cloakroom
- Garage & Loft Space

Tenure: Freehold EPC Rating: D
Council Tax Band: A

£115,000



Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY111431 - 0005

1. 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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