

# Whitakers

Estate Agents



63 Wold Road

, Hull, HU5 5NL

£120,000



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The accommodation comprises

## Front external

Externally to the front aspect, there is a paved forecourt with the kerb lowered to accommodate off-street parking.

## Ground floor

### Entrance

Security door, two UPVC double glazed windows, and central heating radiator. Open plan aspect to :

### Lounge

17'1" x 10'11" (5.22 x 3.35 )

Fireplace, and under stairs storage cupboard.

### Dining room

6'7" x 13'10" (2.02 x 4.24 )

Feature window, central heating radiator, built-in storage cupboard, and fitted shelves.

### Kitchen

12'0" x 11'8" (3.67 x 3.57 )

UPVC double glazed window, security door, and central heating radiator, Fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, plumbing for a washing machine and dishwasher, and integrated oven and hob with extractor hood above.

## First floor

### Landing

Leading to :

### Bedroom one

10'4" x 14'1" (3.17 x 4.30 )

Two UPVC double glazed windows, central heating radiator, and fitted wardrobes.

### Bedroom two

9'8" x 8'3" (2.95 x 2.52 )

Two UPVC double glazed windows, central heating radiator, and fitted wardrobes and cupboards.

### Shower room

UPVC double glazed window, central heating radiator, and partly tiled to splashback areas. Furnished with a wall mounted shower, pedestal sink, and low flush W.C.

### Rear external

The rear garden has been designed with ease of maintenance in mind, being laid with a combination of lawn and decorative chippings, and enhanced by planted borders. A pathway leads to the detached garage and a gate within the boundary fencing which opens onto the vehicle-accessible ten-foot.

### Tenure

The property is held under Freehold tenureship

### Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00030370006301

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 6 Mbps / Ultrafast 10000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

Tel: 01482 657657

### 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

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

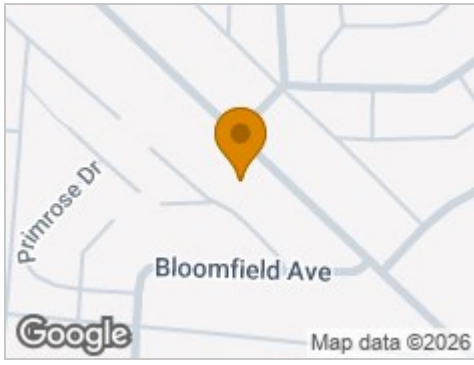
### Making an offer

In order to progress an offer we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract, we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50.00 - these fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to silicitors to progress a sale.



## Road Map



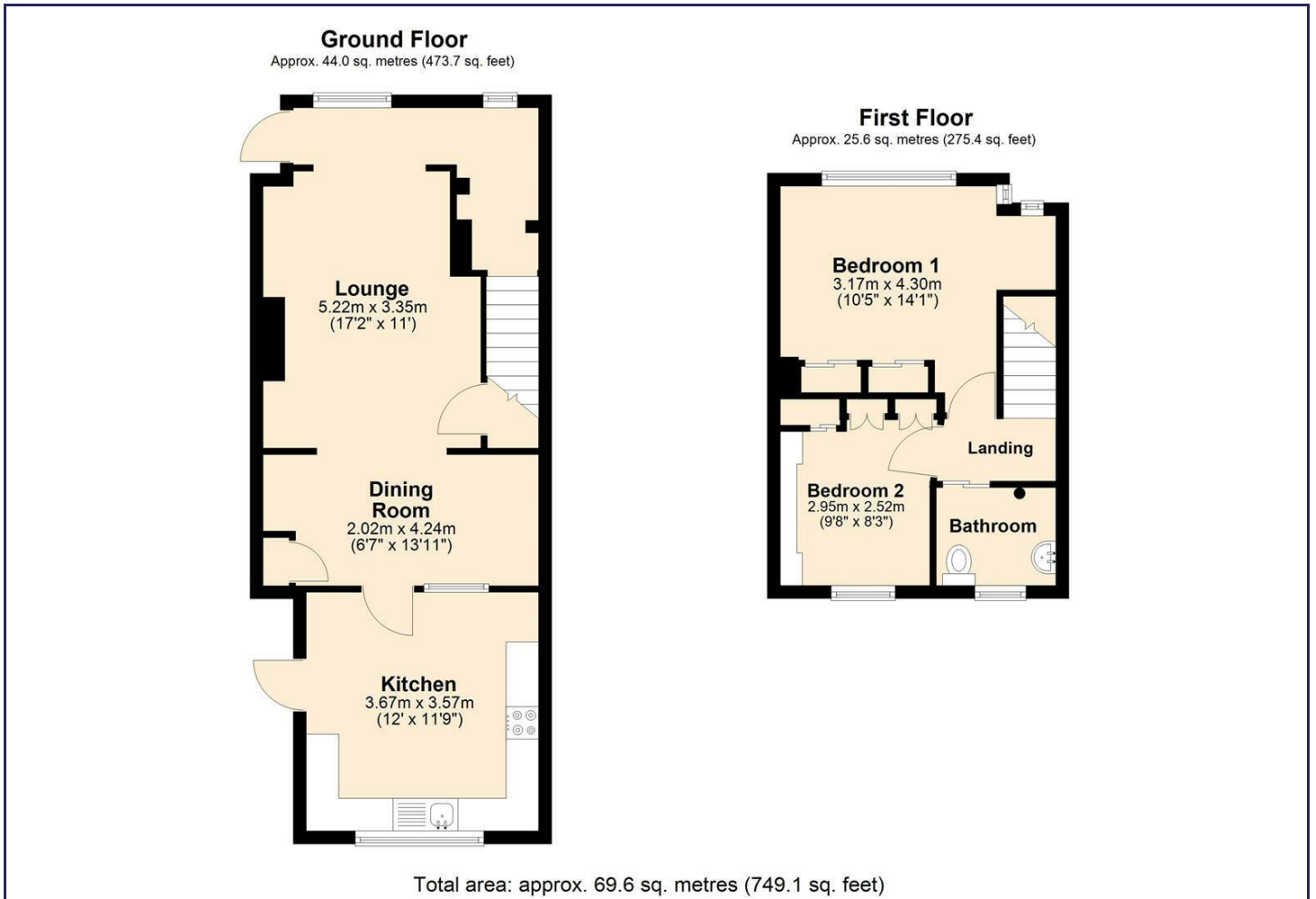
## Hybrid Map



## Terrain Map



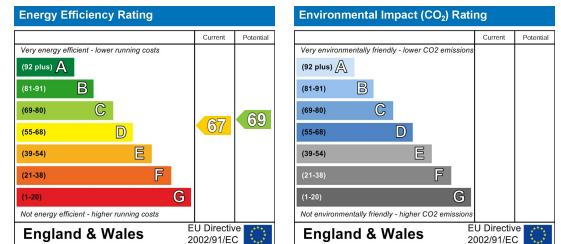
## Floor Plan



## Viewing

Please contact our Whitakers Estate Agents - Anlaby Office Office on 01482 657657 if you wish to arrange a viewing appointment for this property or require further information.

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.