



SYMONDS + GREENHAM

Estate and Letting Agents



73 Woldcarr Road, Hull, HU3 6TR

£230,000

BEAUTIFULLY EXTENDED AND FINISHED TO AN EXCEPTIONAL STANDARD, THIS STUNNING THREE-BEDROOM SEMI-DETACHED HOME OFFERS A LUXURY LOFT SUITE, AN IMPRESSIVE KITCHEN DINER, AND A FANTASTIC LOCATION CLOSE TO ANLABY ROAD WITH OFF STREET PARKING AND GARAGE.

Nestled on the charming Woldcarr Road in Hull, this immaculately updated semi-detached house offers a perfect blend of traditional charm and modern convenience. With three well-appointed bedrooms and two bathrooms, this property is ideal for families or those seeking extra space.

Upon entering, you are welcomed into the heart of the home which is the extended kitchen diner, which features all the modern conveniences one could desire, making it perfect for both everyday living and entertaining. Additionally, a cosy lounge that exudes warmth and comfort and convenient downstairs w/c adds to the practicality of the layout.

The first floor features two spacious double bedrooms, complemented by a stylish family bathroom. The property has been thoughtfully extended into the loft, creating a large executive third bedroom complete with an ensuite and a dedicated dressing room, providing a private retreat for the homeowner.

The rear garden is equally impressive, featuring a well-maintained lawn and a delightful decking area, perfect for al fresco dining or simply enjoying the outdoors. A summer house adds a versatile space that can be used for various purposes, whether as a home office, playroom, or relaxation area. Located off Anlaby Road, this residence benefits from its proximity to a wealth of local amenities and excellent transport links, as well as off street parking, making it a highly desirable location. This property truly represents a wonderful opportunity to enjoy a modern lifestyle while being surrounded by the charm of a traditional home.

CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band "B"

DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

DOUBLE GLAZING

The property has the benefit of double glazing.

FLOOR PLAN DISCLAIMER

The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

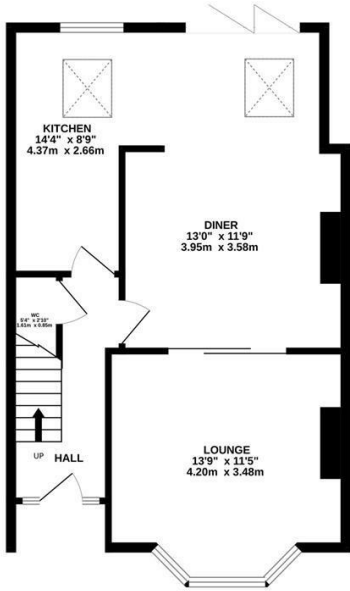
TENURE

Symonds + Greenham have been informed that this property is Freehold.

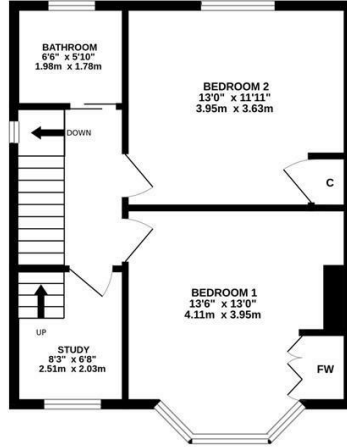
VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

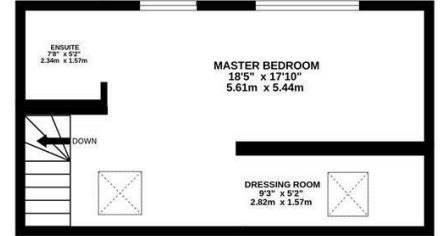
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(02 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

