

# Whitakers

Estate Agents



114 Woldcarr Road

, Hull, HU3 6TR

£165,000

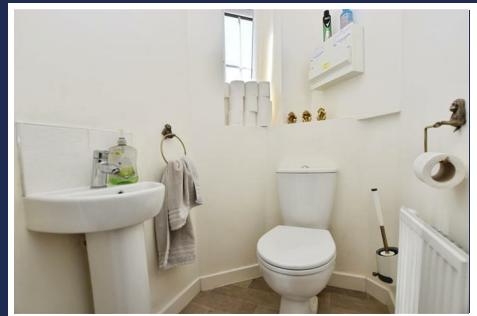
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## The Accommodation Comprises

### Hallway

UPVC double glazed front door, radiator and door leading to;

### Downstairs W.C

UPVC double glazed window, radiator, pedestal sink unit and a low flush W.C.

### Lounge

UPVC double glazed bay window and UPVC double glazed French doors leading to the rear garden. Two radiators.

### Kitchen/Diner

UPVC double glazed window and French doors leading to the rear garden and a radiator. Fitted with a range of floor and eye level units, work surfaces and splash back tiles, oven and hob with cooker hood over, sink unit with mixer tap over and a storage cupboard.

### First Floor Landing

UPVC double glazed window and radiator.

### Bedroom One

Two UPVC double glazed windows and radiator.

### Bedroom Two

UPVC double glazed window, radiator and storage cupboard.

### Bedroom Three

UPVC double glazed window and radiator.

### Bathroom

UPVC double glazed window and radiator. Fitted

with an enclosed walk in mixer shower, pedestal sink unit and a low flush W.C.

### External

Externally to the front is a walled low maintenance garden along with side drive to accommodate off street parking, the rear garden is enclosed to the boundary and low maintenance by design making this a great option as a lock and go.

### Tenure

The property is Freehold.

### Council Tax

Council Tax Band- Hull City Council

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very Low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Basic 8 Mbps Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

### Additional products and services

Whitakers 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.

## Disclaimer

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.

## Sales valuations

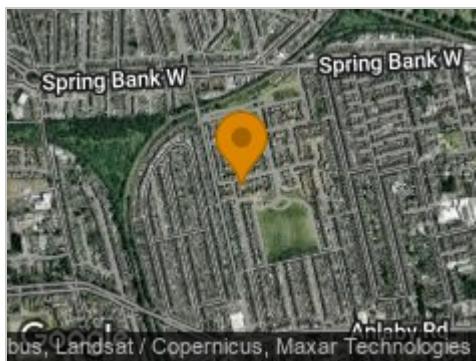
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.



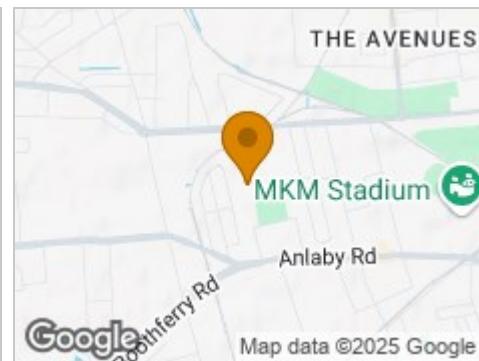
## Road Map



## Hybrid Map



## Terrain Map



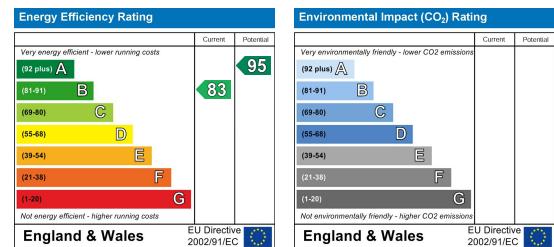
## Floor Plan



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