

# Whitakers

Estate Agents



75 Woldcarr Road

, Kingston Upon Hull, HU3 6TR

£179,950



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The accommodation comprises

#### Front external

Externally to the front aspect there is a lawned garden with brick walling to the perimeter. A side drive which accommodates off-street parking leads to wrought iron gates that open to the back of the property and detached garage.

#### Ground floor

##### Porch

UPVC double glazed patio door, and tiled flooring. Opening to :

##### Entrance hall

UPVC double glazed door, central heating radiator, under stairs storage cupboard, and carpeted flooring. Leading to

##### W.C.

UPVC double glazed window, central heating radiator, fully tiled with lino flooring, and furnished with a two-piece suite comprising wash basin with dual taps, and low flush W.C.

##### Lounge

13'6" x 13'9" (4.14 x 4.21 )

UPVC double glazed bay window, central heating radiator, fireplace with brick surround and wooden mantle, and carpeted flooring.

##### Dining room

14'2" x 13'0" (4.33 x 3.97 )

UPVC double glazed bay window, central heating radiator, and carpeted flooring.

##### Kitchen

14'5" x 7'11" maximum (4.41 x 2.42 maximum )

UPVC double glazed door to the rear garden, two UPVC double glazed windows, central heating radiator, Lino flooring and fitted with a range of floor and eye level units, contemporary worktops with splashback tiles above, sink

with mixer tap, plumbing for a washing machine and dishwasher, and a range of integrated appliances including : oven, microwave, and hob with extractor hood above.

#### First floor

##### Landing

With access to the loft hatch, UPVC double glazed window, and carpeted flooring. Leading to :

##### Bedroom one

13'2" x 12'4" (4.02 x 3.77 )

UPVC double glazed bay window, central heating radiator, built-in and fitted wardrobes, and carpeted flooring.

##### Bedroom two

11'10" x 12'11" (3.63 x 3.95 )

UPVC double glazed window, central heating radiator, fitted wardrobes, and carpeted flooring.

##### Bedroom three

8'3" x 6'0" (2.53 x 1.84 )

UPVC double glazed window, central heating radiator, fitted desk and cupboards, and carpeted flooring.

##### Shower room

UPVC double glazed window, central heating radiator, fully tiled with carpeted flooring and furnished with a three-piece suite comprising walk-in enclosure with mixer shower, vanity sink with mixer tap, and low flush W.C.

##### Rear external

The enclosed rear garden is partly laid to lawn with faux grass and complimented with well-stocked borders and patio seating areas. The residence also benefits from having an outside tap and wooden storage shed.

##### Aerial view of the property

##### Land boundary

##### Tenure

The property is held under Freehold tenureship

## Council tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00040072007503

Council Tax band - B

## EPC rating

EPC rating - TBC

## 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 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.



## Road Map



## Hybrid Map



## Terrain Map



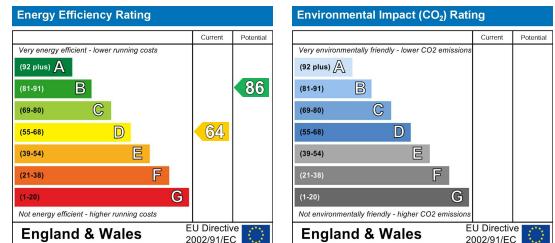
## Floor Plan



## 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.