

Whitakers

Estate Agents



143 Wold Road, Hull, HU5 5NL

Offers Over £135,000

Whitakers Estate Agents are pleased to introduce this neatly presented mid-terrace style property which is ideally suited for a FTB or young family seeking the convenience of the well-connected Willerby Road.

The internal layout briefly comprises : entrance hall, open plan lounge / dining room, and fitted kitchen featuring a range of integrated appliances with rear lobby off incorporating a cloakroom.

The first floor boasts two fitted bedrooms, and a bathroom furnished with a two-piece suite.

Externally to the front aspect, there is a gravelled forecourt with slate chipping, and brick walling to the surround. The Southerly rear garden is also low maintenance in design, being gravelled with decorative planting, and complimented by a patio seating area. A gate in the boundary fencing opens onto the vehicular accessible ten-foot, and detached garage.

The accommodation comprises

Front external



Externally to the front aspect, there is a gravelled forecourt with slate chipping, and brick walling to the surround.

Ground floor

Hallway

UPVC double glazed door with side window, and carpeted flooring. Leading to

Lounge 13'3" x 10'11" maximum (4.06 x 3.35 maximum)



UPVC double glazed window, central heating radiator, focal point fireplace with gas fire, and carpeted flooring.

Dining area 6'6" x 13'9": (2.00 x 4.20:)



Central heating radiator, under stairs storage cupboard, and carpeted flooring.

Kitchen 10'2" x 8'9" (3.11 x 2.69)



UPVC double glazed window, central heating radiator, tiled flooring, and fitted with a range of floor and eye level units, granite worktops with tiled splashback upstand above, sink with mixer tap, and integrated oven with hob and extractor hood above, integrated fridge & freezer and integrated washer/dryer.

Rear lobby

UPVC double glazed door, and tiled flooring.

Cloakroom

Tiled flooring, and furnished with a wash basin, and low flush W.C.

First floor

Landing

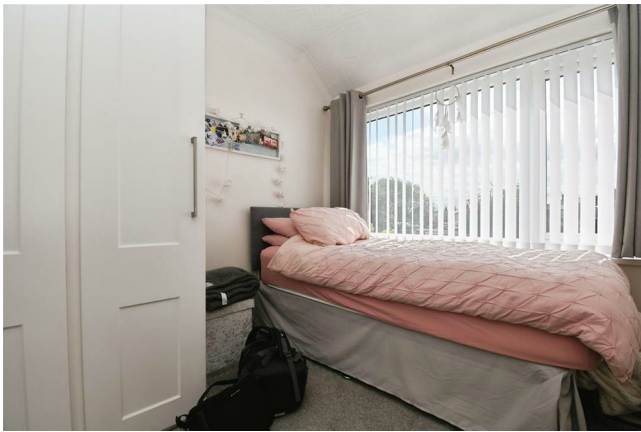
With access to the loft hatch, and carpeted flooring. Leading to :

Bedroom one 10'7" x 13'9" (3.23 x 4.20)



Three UPVC double glazed windows, central heating radiator, fitted wardrobes and cupboards, over stairs storage cupboard, and carpeted flooring.

Bedroom two 9'8" x 8'0" (2.96 x 2.44)



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

Bathroom



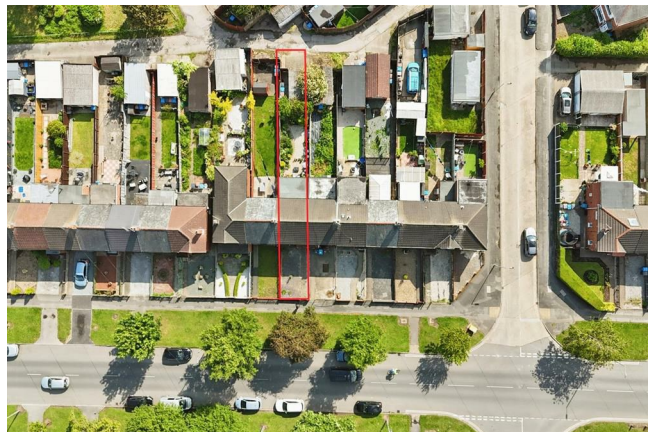
UPVC double glazed window, central heating radiator, fully tiled, and furnished with a two-piece suite comprising panelled bath with mixer tap and shower, and pedestal sink with mixer tap.

Rear external



The Southerly rear garden is also low maintenance in design, being gravelled with decorative planting, and complimented by a patio seating area. A gate in the boundary fencing opens onto the vehicular accessible ten-foot, and detached garage. The residence also benefits from having an outside tap and electric to the garden.

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 -

00030370014308
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 - 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

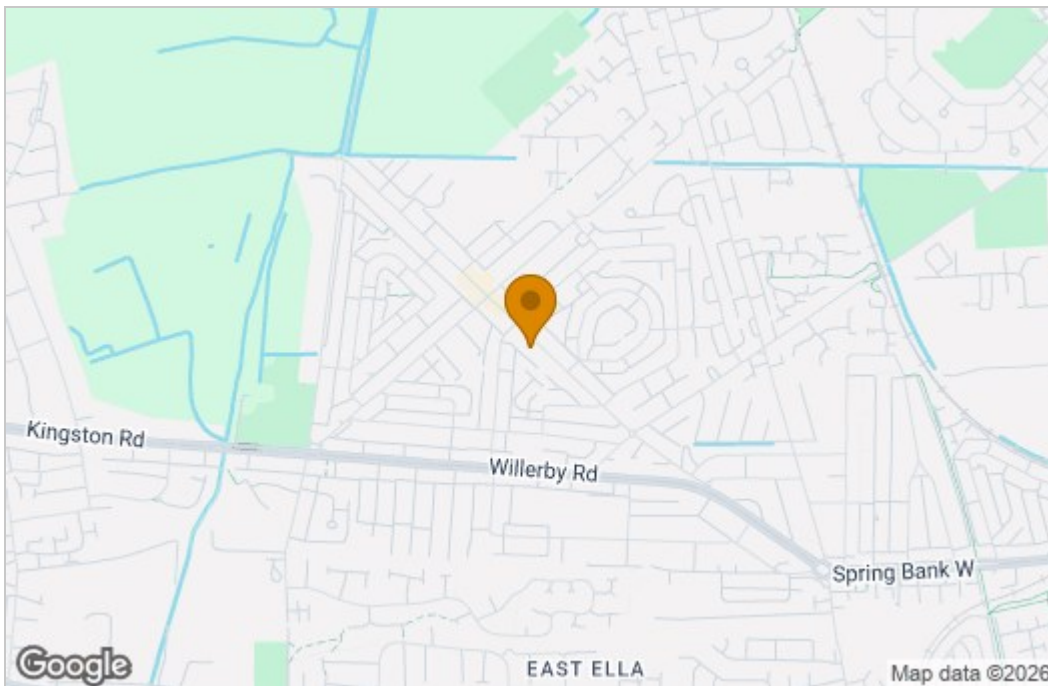
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

Floor Plan

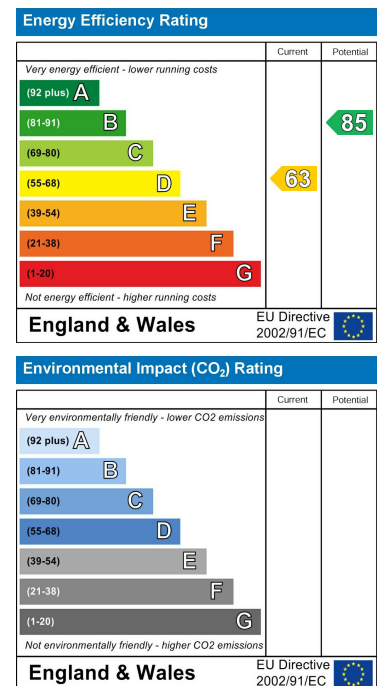


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

Area Map



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.