

# Whitakers

Estate Agents



## 91 Woldcarr Road, Hull, HU3 6TR

**£189,950**

\*\* NO ONWARD CHAIN \*\*

Whitakers Estate Agents are pleased to introduce this traditional semi-detached property which effortlessly blends traditional charm with modern necessity on Wold Carr Road - a residential location off Anlaby Road renowned for its close proximity to a wealth of local amenities and transport links.

Upon entering, the resident is greeted by a welcoming entrance hall that follows to a bay fronted lounge, dining room, and fitted kitchen which is has been practically extended to allow additional space and feature a rear lobby with incorporated cloakroom.

A fixed staircase rises to the first floor which boasts a bay fronted master bedroom, a second double bedroom, and a good third bedroom - all of which are served by a bathroom furnished with a modern three-piece suite.

Externally to the front approach, there is a paved forecourt with the kerb lowered to accommodate off-street parking. A gated shared side drive extends down the side of the building, and towards the back of the plot, and a detached garage.

Patio doors in the dining room open onto a patio that overlooks an enclosed garden which is laid to lawn, and complimented with a further paved seating area.

The accommodation comprises

Front external



Externally to the front approach, there is a paved forecourt with the kerb lowered to accommodate off-street parking. A gated shared side drive extends down the side of the building, and towards the back of the plot. A gated shared side drive extends down the side of the building, and towards the back of the plot, and a detached garage.

Ground floor

Hall

UPVC double glazed door with side windows, central heating radiator, under stairs storage cupboard, and laminate flooring with fitted welcome mat. Leading to :

Lounge 13'6" x 13'6" (4.14 x 4.14 )



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

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



UPVC double glazed patio doors, central heating radiator, and laminate flooring.

Kitchen 15'7" x 7'9" maximum (4.76 x 2.38 maximum )



UPVC double glazed windows, central heating radiator, and tiled flooring. Fitted with a range of white gloss floor and eye level units, worktops with splashback upstand above, sink with mixer tap, and a range of integrated appliances including : double oven, hob with extractor hood above, fridge-freezer, dishwasher, and washing machine.

Rear lobby

UPVC double glazed door, and tiled flooring. Fitted with a floor level units, and a worktop. Leading to :

W.C.

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

First floor

Landing

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

Bedroom one 13'6" x 12'7" (4.14 x 3.85 )



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

Bedroom two 11'10" x 12'6" (3.62 x 3.82 )



UPVC double glazed window, central heating radiator, built-in storage cupboard, and carpeted flooring.

Bedroom three 8'3" x 6'11" (2.54 x 2.11 )



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

Bathroom



UPVC double glazed window, central heating radiator, and partly tiled to splashback areas with tiled flooring. Furnished with a three-piece suite comprising 'P' shaped panelled bath with mixer tap and shower with waterfall feature, wash basin with mixer tap, and low flush W.C.

Rear external



Patio doors in the dining room open onto a patio that overlooks an enclosed garden which is laid to lawn, and complimented with a further paved seating area.

Garage

A gated shared side drive extends down the side of the building, and towards the back of the plot, and a detached garage.

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 - 00040072009104

Council Tax band - C

## EPC rating

EPC rating - D

## Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Ultrafast 10000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

## 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

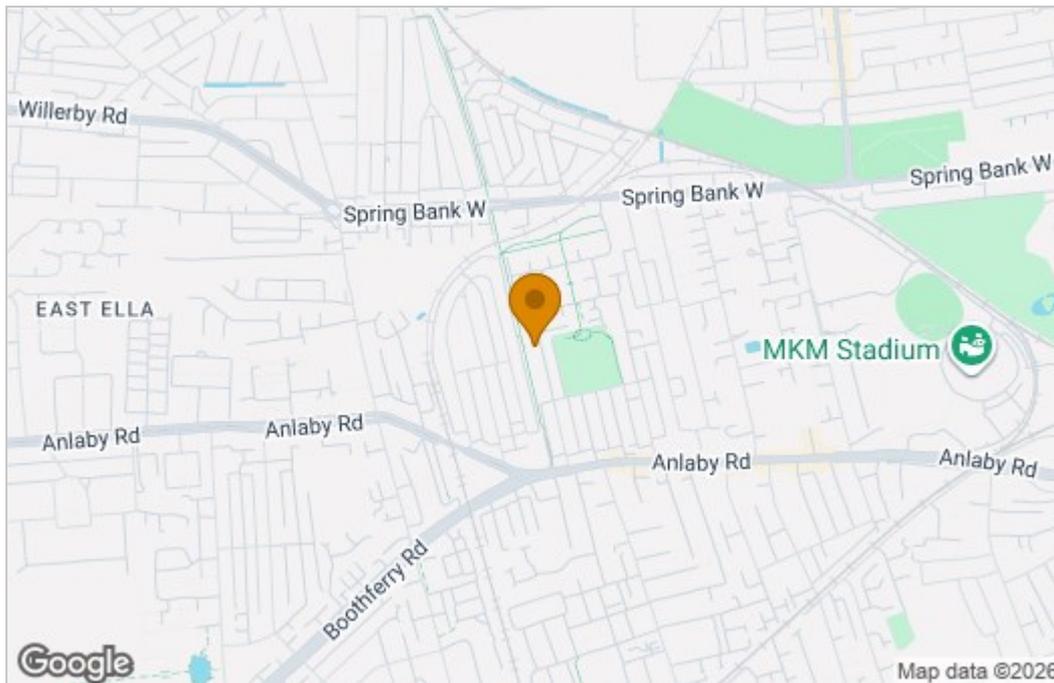
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

# Floor Plan

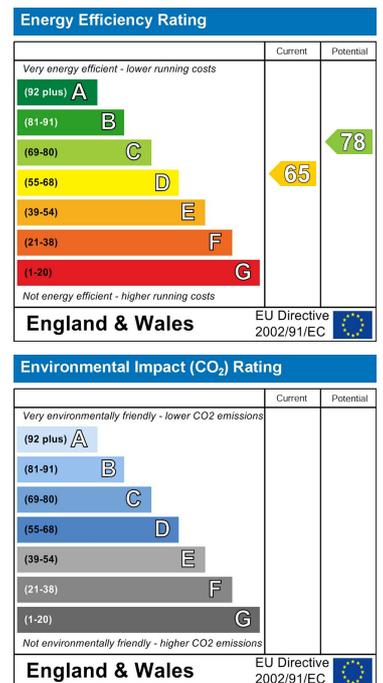


Total area: approx. 104.7 sq. metres (1127.4 sq. feet)

# 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.