

Whitakers

Estate Agents



310 Wold Road, Hull, HU5 5QG

£137,500

**** NO ONWARD CHAIN ****

Introducing this recently refurbished mid-terrace property which would make an ideal step onto the property ladder for a first time buyer, or starter home for a young family.

Briefly comprising entrance lobby, open plan lounge / dining room, fitted kitchen, and rear lobby incorporating a cloakroom; the first floor boasts two double bedrooms, and a bathroom furnished with a three-piece suite.

Externally there is a gravelled forecourt, and a lawned rear garden with a path leading to the detached garage and ten-foot access.

The accommodation comprises

Front external



Externally there is a gravelled forecourt with wooden fencing to the surround.

Ground floor

Hall

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

Lounge / dining room 20'4" x 10'11" (6.20 x 3.34)



Two UPVC double glazed windows, two central heating radiators, feature fireplace, under stairs storage cupboard, and carpeted flooring.

Kitchen 12'2" x 7'8" (3.71 x 2.35)



UPVC double glazed window, central heating radiator, built-in pantry, laminate flooring, and fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with mixer tap, plumbing for a washing machine, and provision for a gas cooker with extractor hood above.

Rear lobby

UPVC double glazed door, and laminate flooring. Leading to :

W.C.

UPVC double glazed window, central heating

radiator, laminate flooring, and furnished with a two-piece suite comprising pedestal sink with dual taps, and low flush W.C.

First floor

Landing

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

Bedroom one 10'6" x 13'11" (3.22 x 4.26)



Three UPVC double glazed windows, central heating radiator, and carpeted flooring.

Bedroom two 9'6" x 8'3" (2.90 x 2.52)



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

Bathroom



UPVC double glazed window, central heating radiator, partly tiled to splashback areas with laminate flooring, and furnished with a three-piece suite comprising panelled bath with mixer tap / shower and waterfall shower, pedestal sink with mixer tap, and low flush W.C.

Rear external



Externally to the rear, there is a lawned garden with a path leading to the detached garage and ten-foot access.

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
00030370031002

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 7 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.

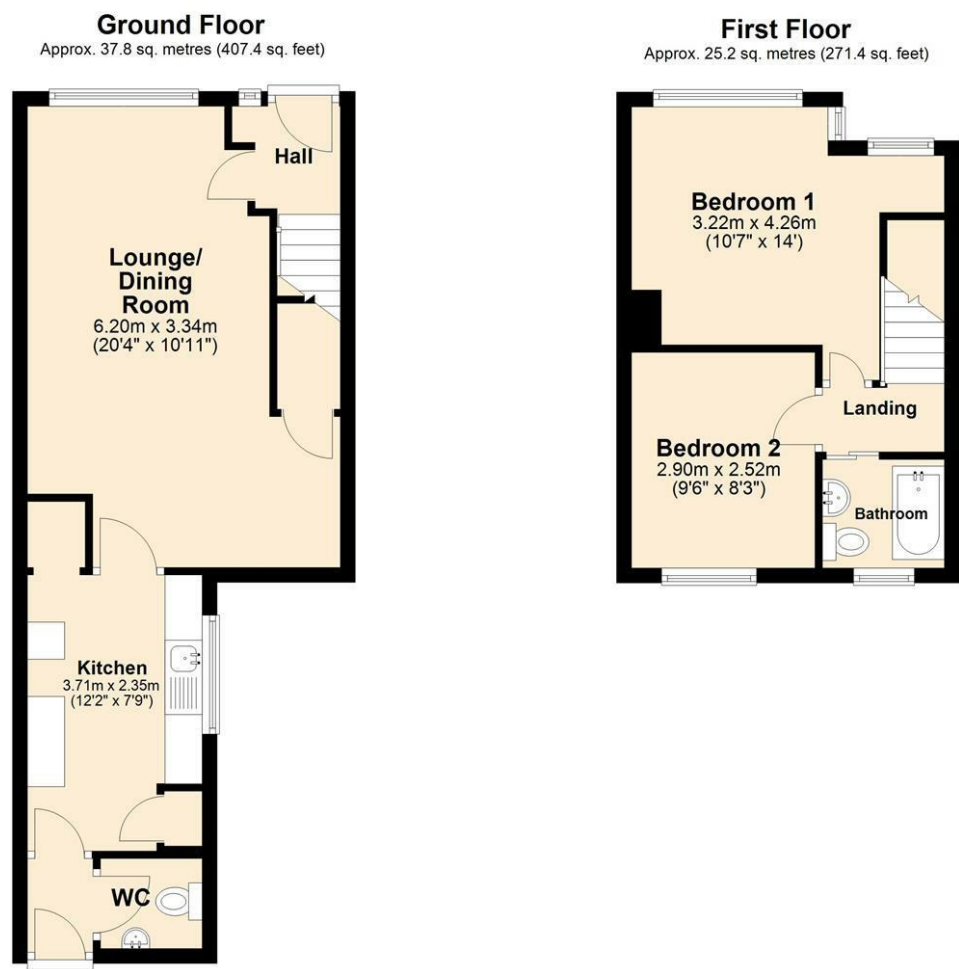
Free Market Appraisals / Valuations

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

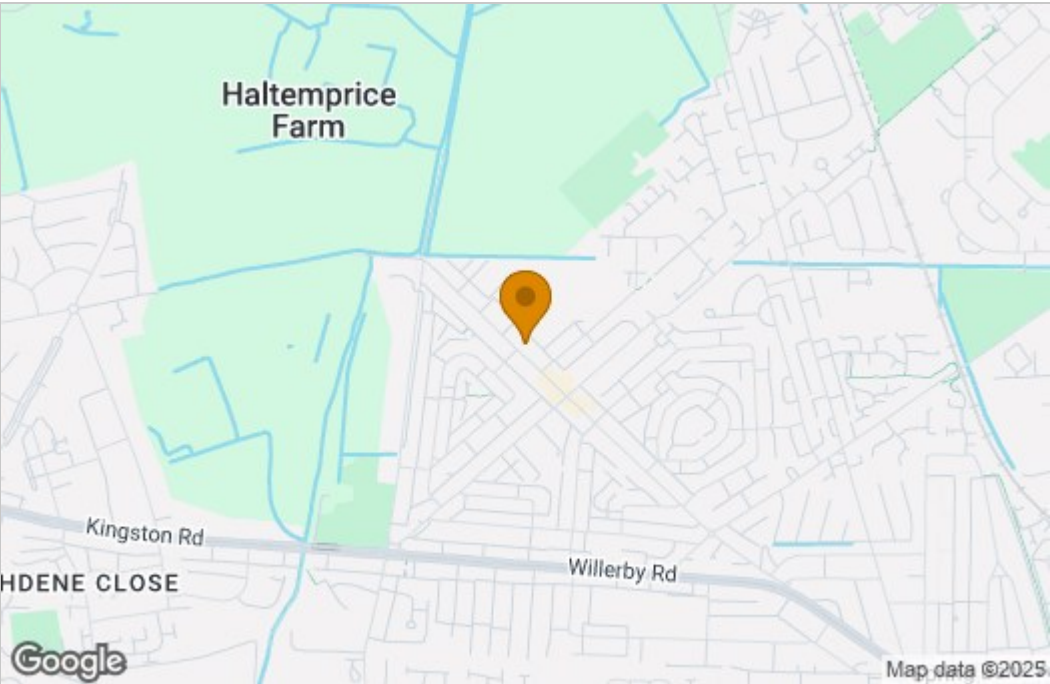
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Floor Plan

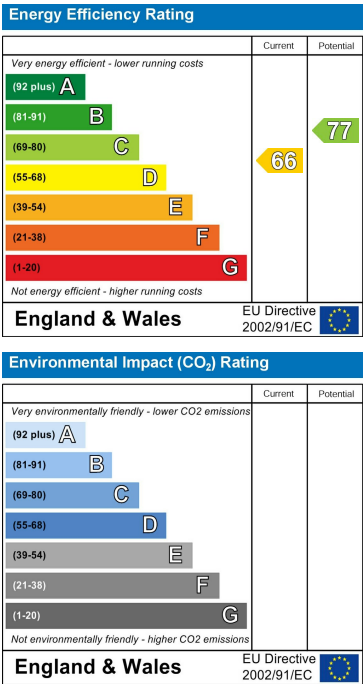


Total area: approx. 63.1 sq. metres (678.8 sq. feet)

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