

# Whitakers

Estate Agents



**337 Wold Road, Hull, HU5 5PU**

**£95,000**

\*\*\* PUBLIC NOTICE \*\*\*

We are acting in the sale of the above property and have received an offer of £83,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

## The Accommodation Comprises

### Description

#### No Onward Chain!

This three bed terraced property is offered to the market with no onward chain, situated in a sought after residential location, well placed to access great schools and benefits from easy access to local amenities making this a great option for the growing family looking to be in this ever popular location.

The property requires refurbishment throughout, however priced to reflect the work needed, and saves paying a huge premium for someone else's work and tastes.

The main features include - entrance, lounge, kitchen / diner and ground floor bathroom suite. The first floor boasts three good bedrooms (master with walk in wardrobe).

Externally to the front of the property is a low maintenance garden. The rear garden is enclosed to the boundary, mainly laid to lawn with a concrete patio and brick built garage.

Early viewings are advised.

### Ground Floor

#### Entrance

Upvc double glazed door and side window

#### Hallway

Wall mounted electric heater.

Lounge 13'11 x 12'10 (4.24m x 3.91m)



Laminate flooring, Upvc double glazed bay window and a Gas fire with wooden surround. Under stairs storage.

### Kitchen / Diner 15'0 x 8'10 (4.57m x 2.69m)



Floor and eye level units and complimentary work surfaces above. Laminate flooring and Upvc double glazed window. Sink with mixer tap.

#### Rear Lobby

Laminate flooring and Upvc double glazed door.

Bathroom 9'0 x 4'0 (2.74m x 1.22m)



With a panelled bath, pedestal sink and low flush toilet. Half tile d walls.

### First Floor

#### Landing

Loft Hatch

### Bedroom One 11'0 x 10'11 (3.35m x 3.33m)



Upvc double glazed window and large walk in wardrobe.

### Bedroom Two 17'0 max x 9'0 max (5.18m max x 2.74m max)



Upvc double glazed window and electric storage heater.

### Bedroom Three 13'10 max x 6'0 (4.22m max x 1.83m)



Upvc double glazed window.

### External



Walled low maintenance garden to the front aspect with mature tree, mainly laid to gravel / stone. To the rear garden the garden is mainly laid to lawn with a concrete patio and detached brick built garage.

### Tenure

The property is of Freehold Tenure.

### Council Tax

Local Authority Kingston Upon Hull  
Council Tax band A

### EPC Rating

EPC rating - F

### 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.

**Material Information**

Construction - Standard

Conservation Area - No

Flood Risk - Very Low

Mobile Coverage / Signal -EE Vodafone Three O2

Broadband - Basic 11 Mbps Ultrafast 10000 Mbps

Coastal Erosion -N/A

Coalfield or Mining Area - N/A

**Whitakers Estate Agent Declaration**

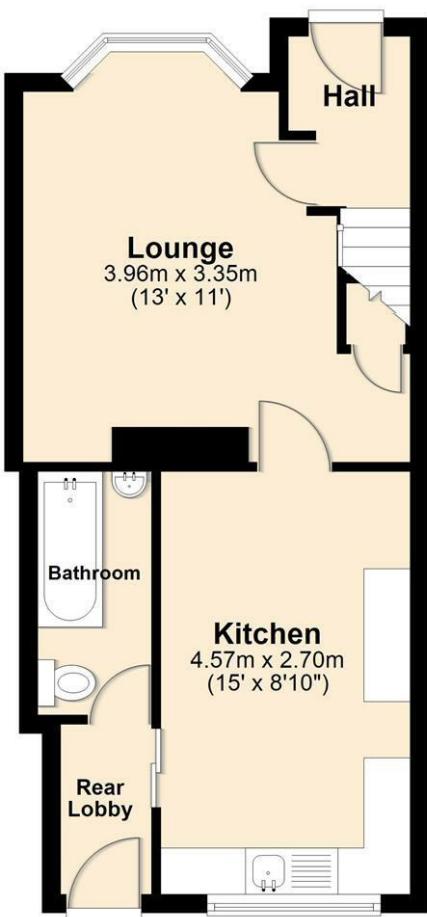
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

**Front External**

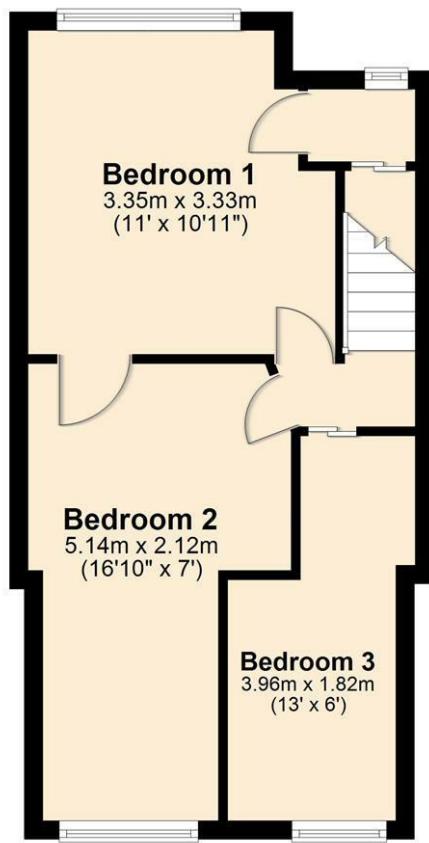


## Floor Plan

### Ground Floor



### First Floor



### 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.