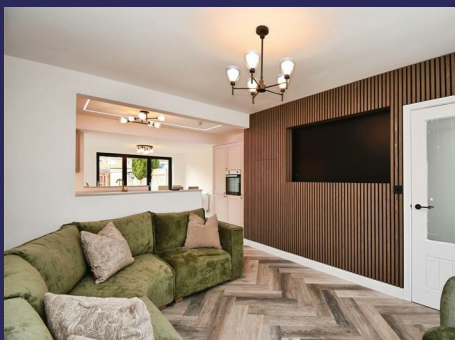


# Whitakers

Estate Agents



## 347 Wold Road, Hull, HU5 5PU

**£164,950**

Stunning Fully Refurbished Home on Wold Road – Move-In Ready!

Situated on the popular Wold Road in the well-established residential area of Kingston upon Hull, this recently refurbished property combines modern living with convenient access to local amenities, reputable schools, and excellent transport links.

Externally, the home features a block-paved front garden with wrought iron gates providing off-street parking via the lowered kerb.

Inside, the ground floor boasts a bright, open-plan layout, comprising: Spacious lounge – perfect for relaxing, Luxury fitted kitchen – fully modern and stylish, Open plan dining room with bi-folding doors – opening onto a block-paved patio and a beautifully maintained garden laid to lawn with faux grass. Convenient cloakroom, Downstairs toilet with room for a washer & dryer.

The first floor offers: Two generous double bedrooms, Fabulous modern bathroom with a contemporary three-piece suite.

This property has undergone a complete refurbishment, including: Full rewire and updated plumbing, electrical certificates, gas safety certificates, New boiler, Luxury kitchen, Fabulous bathroom.

The accommodation comprises

Front external



Externally to the front aspect, there is a block paved garden with wrought iron gates that open to allow off-street parking via the lowered kerb.

Ground floor

Hall

Composite double glazed entrance door with side window, central heating radiator, and vinyl flooring. Leading to :

Open plan lounge / kitchen / dining room

Lounge 12'10" x 10'4" maximum (3.93 x 3.15 maximum )



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

Kitchen 8'0" x 13'8" (2.46 x 4.17 )



Vinyl flooring, and fitted with a range of floor and eye level units, worktop with splashback upstand above, sink with mixer tap, and integrated oven and hob with extractor hood above.

Dining room 8'9" x 10'7" (2.69 x 3.24 )



UPVC double glazed door and bi-folding door, central heating radiator, and vinyl flooring.

Cloakroom

Fitted worktop, built-in storage cupboard, and vinyl flooring. Furnished with a low flush W.C with integrated sink and mixer tap.

First floor

Landing

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

Bedroom one 11'6" x 13'9" (3.51 x 4.20 )



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

### Bedroom two 8'3" x 7'6" (2.54 x 2.30 )



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

### Bathroom



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

### Rear external



Bi-folding doors in the dining room open onto a block paved patio that overlooks a garden that is laid to lawn with faux grass.

### Potential for further off-street parking

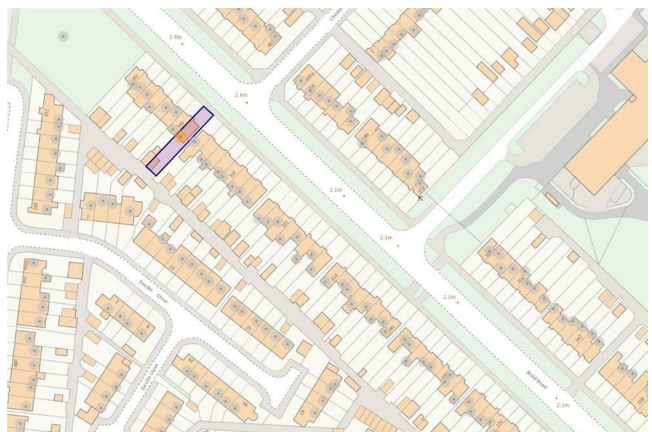


Towards the rear of the boundary, there is a hard stand and a gravelled section which a new owner may wish to use to create further off-street parking.

### 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 - 00030370034706

Council Tax band - A

EPC rating

EPC rating - TBC

#### 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.

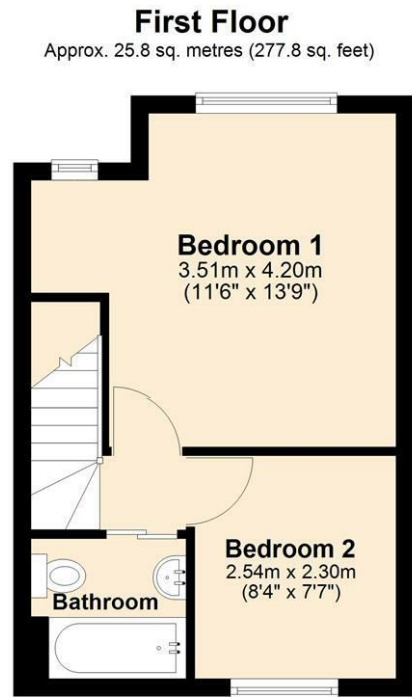
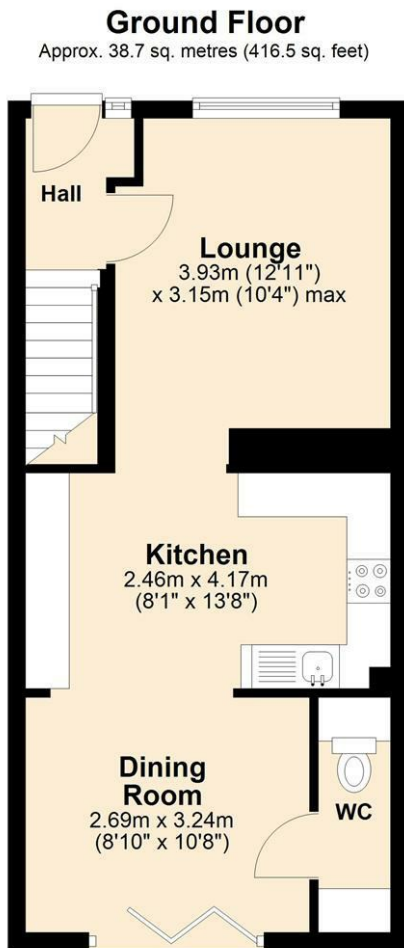
#### Free Market Appraisals / Valuations

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

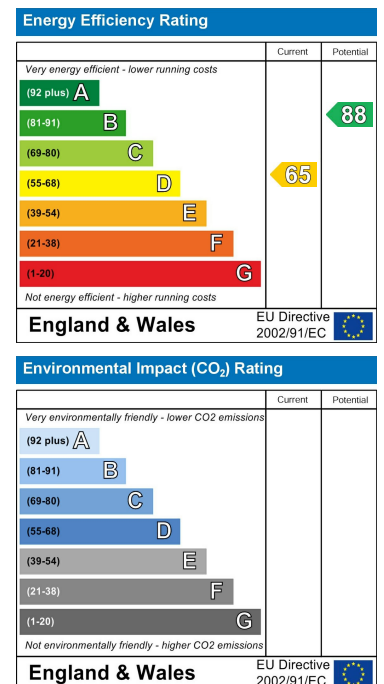


Total area: approx. 64.5 sq. metres (694.3 sq. feet)

# 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.