Whitakers
Estate Agents

233 Wold Road, Hull, HU5 5PH

£164,950

Stunning Refurbished Home on Wold Road – Move-In Ready

Located on the ever-popular Wold Road in a well-established residential area of Kingston upon Hull, this beautifully refurbished home offers stylish, contemporary living with excellent access to local amenities, highly regarded schools, and convenient transport links.

The property is approached via an enclosed front garden featuring attractive decorative planting and a pathway leading to the entrance.

Upon entering, you are welcomed into a bright and spacious open-plan ground floor, thoughtfully designed for modern living. The accommodation comprises a generous lounge, an open-plan dining area, and a contemporary fitted kitchen. The kitchen benefits from bi-fold doors that open directly onto the rear garden, creating an ideal space for entertaining and indoor-outdoor living. A convenient cloakroom completes the ground floor.

To the first floor are two well-proportioned double bedrooms and a stunning modern bathroom, fitted with a stylish three-piece suite and finished to an exceptional standard.

Externally, the rear garden has been beautifully maintained and features low-maintenance artificial grass alongside a patio seating area, perfect for relaxing or entertaining. A pathway leads to a hardstanding area and double-width gates opening onto the vehicle-accessible ten-foot, offering excellent potential for off-street parking.

Finished to a high specification throughout, this impressive home provides comfortable, modern living in a desirable and well-connected location.

Early viewing is highly recommended to fully appreciate all that this exceptional property has to offer.

The accommodation comprises

Front external

Externally to the front aspect, there is an enclosed lawned garden with decorative planting and a path leading to the entrance door with some further enhancements to be completed shortly.

Ground floor

Porch
UPVC double glazed foot and side window, and laminate flooring. Opening to :

Entrance lobby
Central heating radiator, and laminate flooring. Leading to :

Open plan lounge / dining room / kitchen

Lounge 12'10" x 10'1" maximum (3.92 x 3.09 maximum)

UPVC double glazed windows, central heating radiator, media wall with concealed door to the under stairs storage cupboard, and laminate flooring.

Dining area 6'8" x 13'9" (2.04 x 4.20)

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

Kitchen 11'0" x 12'8" (3.36 x 3.88)

UPVC double glazed bi-folding doors, and laminate flooring. Fitted with a range of floor and eye level units, worktops with splashback laminate above, sink with mixer tap, and a range of integrated appliances including : oven with grill above, hob with extractor hood above. There is also provision for either a freestanding or integrated washing machine.

Cloakroom
Furnished with a low flush W.C with incorporated mixer tap and basin, and laminate flooring.

First floor

Landing
Carpeted flooring, and leading to :

Loft
Fully boarded loft with a pull down ladder.

Bedroom one 10'4" x 13'9" (3.16 x 4.20)

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

Bedroom two 9'3" x 7'6" (2.84 x 2.30)

With access to the loft hatch, UPVC double glazed window central heating, central heating radiator, and carpeted flooring.

Bathroom

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

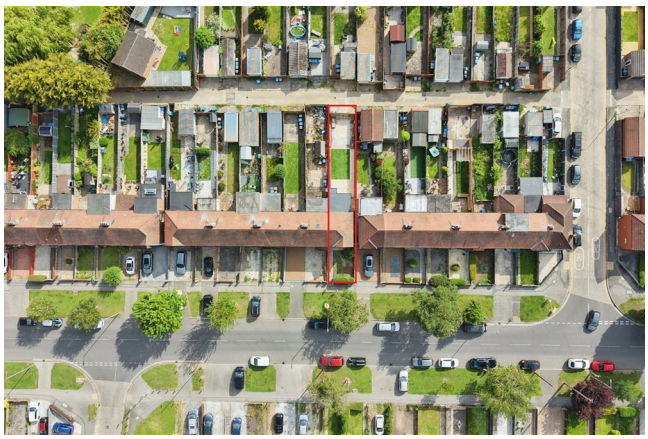
Rear external

Bi-folding doors from the kitchen open onto the rear garden which is mainly laid to lawn with faux grass, and complimented by a patio seating area.

Off-street parking

A pathway leads to a hardstand, and a double-width gate that opens onto the vehicle accessible ten-foot and allows off-street parking.

Aerial view of the property



The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and it should not be relied upon as a definitive representation. Interested parties are advised to consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

Land boundary

Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull
Local authority reference number - 00030370023307
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 - 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.

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 Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to shown the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

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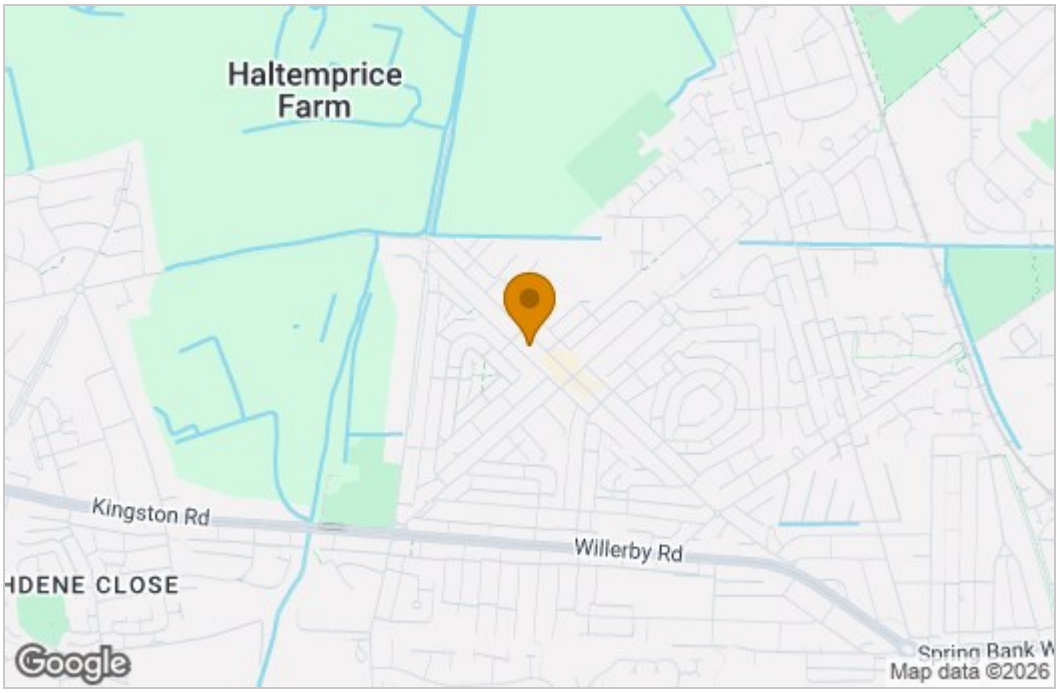
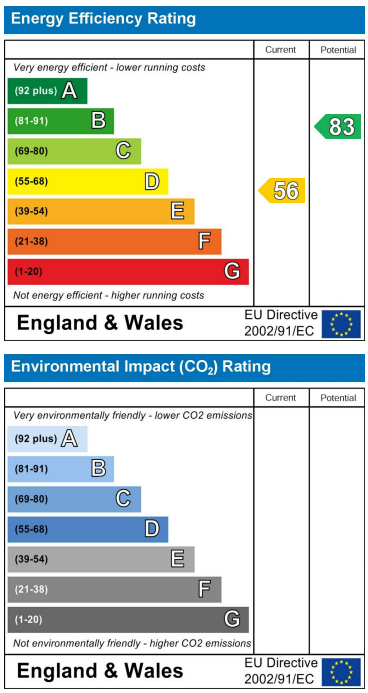
Floor Plan

Area Map



Energy Efficiency Graph



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