



SYMONDS + GREENHAM

Estate and Letting Agents



137 Woldcarr Road, Hull, HU3 6AU

£185,000

Symonds and Greenham are delighted to present this lovely three bedroom semi detached home, situated on Woldcarr Road in a popular and quiet residential location. Beautifully presented with stylish, neutral interiors throughout, the property offers a fantastic opportunity for families and first time buyers looking for a home they can move straight into and enjoy. Ideally positioned close to local amenities, well regarded schools and regular bus routes, the property combines a convenient location with comfortable modern living.

The accommodation begins with a welcoming entrance hall leading into a modern kitchen diner, providing a fantastic space for everyday family life and entertaining. A lovely living room with French doors opening onto the rear garden and a convenient ground floor WC complete the downstairs accommodation.

To the first floor are three lovely bedrooms, all beautifully presented, alongside a smart and contemporary family bathroom.

Externally, the property continues to impress with a fantastic large rear garden, offering an abundance of outdoor space for children to play, relaxing and entertaining during the warmer months. To the front is a small garden alongside a private driveway providing sought after off street parking.

With stylish interiors, a generous rear garden and a fantastic location, this is a wonderful family home that is sure to appeal to a wide range of buyers.

BOOK YOUR VIEWING NOW!

CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band C.

DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

DOUBLE GLAZING

The property has the benefit of double glazing.

FLOOR PLAN DISCLAIMER

The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

TENURE

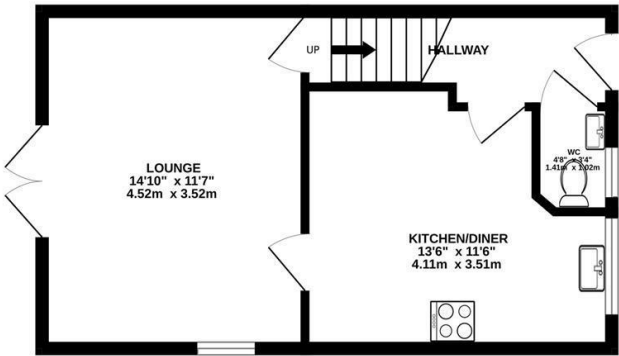
Symonds + Greenham have been informed that this property is Freehold.

If you require more information on the tenure of this property please contact the office on 01482 444200.

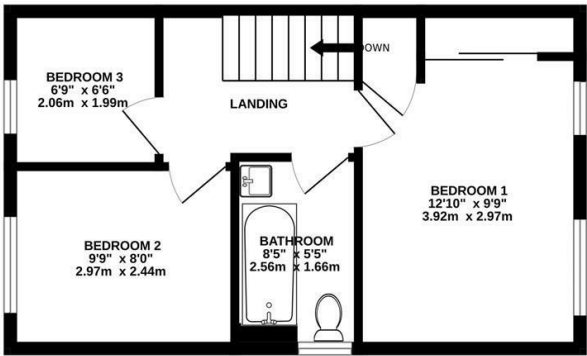
VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 716sq.ft. (66.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		79	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

