



82 Wold Road

, Hull, HU5 5UW

£215,000



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Ground Floor

Entrance Hallway

A welcoming entrance to the front via UPVC double glazed door, with UPVC double glazed window to the side, fixed staircase to the first floor, understairs storage cupboard and radiator.

WC

With UPVC double glazed window to the side. Fitted with a low level WC and hand wash basin.

Through Lounge

10'11" x 26'10" (3.34m x 8.19m)

A spacious room with UPVC double glazed bay window to the front and feature fireplace housing a gas fire. At 26 foot long, this room offers ample space and versatility for family living.

Kitchen/Dining

11'4" x 8'4" (3.46m x 2.56m)

With UPVC double glazed window to the side and rear an UPVC French doors. Kitchen fitted with a range of base and wall mounted units, granite worksurfaces, inset hob with extractor over, eye level electric oven and integrated dishwasher.

Utility Room

7'3" x 6'4" (2.22m x 1.94m)

With UPVC double glazed window and door to the side, with additional storage and plumbing for automatic washing machine.

First Floor

Central Landing

With UPVC double glazed window to the side, providing access to the three bedrooms and family bathroom.

Bedroom One

14'8" x 9'10" (4.48m x 3.02m)

A generous double bedroom to the front with UPVC double glazed bay window, fitted wardrobes for storage, carpet flooring and radiator.

Bedroom Two

9'3" x 10'2" (2.82m x 3.11m)

A second double bedroom to the rear with UPVC double glazed window, fitted wardrobe for storage, carpet flooring and radiator.

Bedroom Three

To the front with UPVC double glazed window, fitted wardrobe, carpet flooring and radiator.

Bathroom

7'1" x 7'10" (2.17m x 2.41m)

Fitted with a three piece suite in white, comprising panelled bath with shower over, low level WC and sink set upon vanity unit with storage. With UPVC double glazed window to the side, tiling to the walls, heated towel rail and fitted cupboard for storage.

Second Floor

Loft Room

11'8" x 11'3" (3.56m x 3.43m)

With carpet flooring, roof window to the rear and storage in the eaves.

Tel: 01482 322411

Externally

Outside, the property has a gravelled driveway to the front for 3 vehicles, gated side access to the rear garden which is private and mostly laid to lawn and patio area for seating. A large garage to the rear of the garden which is on a separate title (but to be included in the sale) and is access via the 10 foot from Danube Road.

Council Tax Band

We have been advised the property is council tax band C, payable to Hull City Council.

ADDITIONAL INFORMATION

Tenure:

Freehold

Disclaimer:

Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.



Road Map



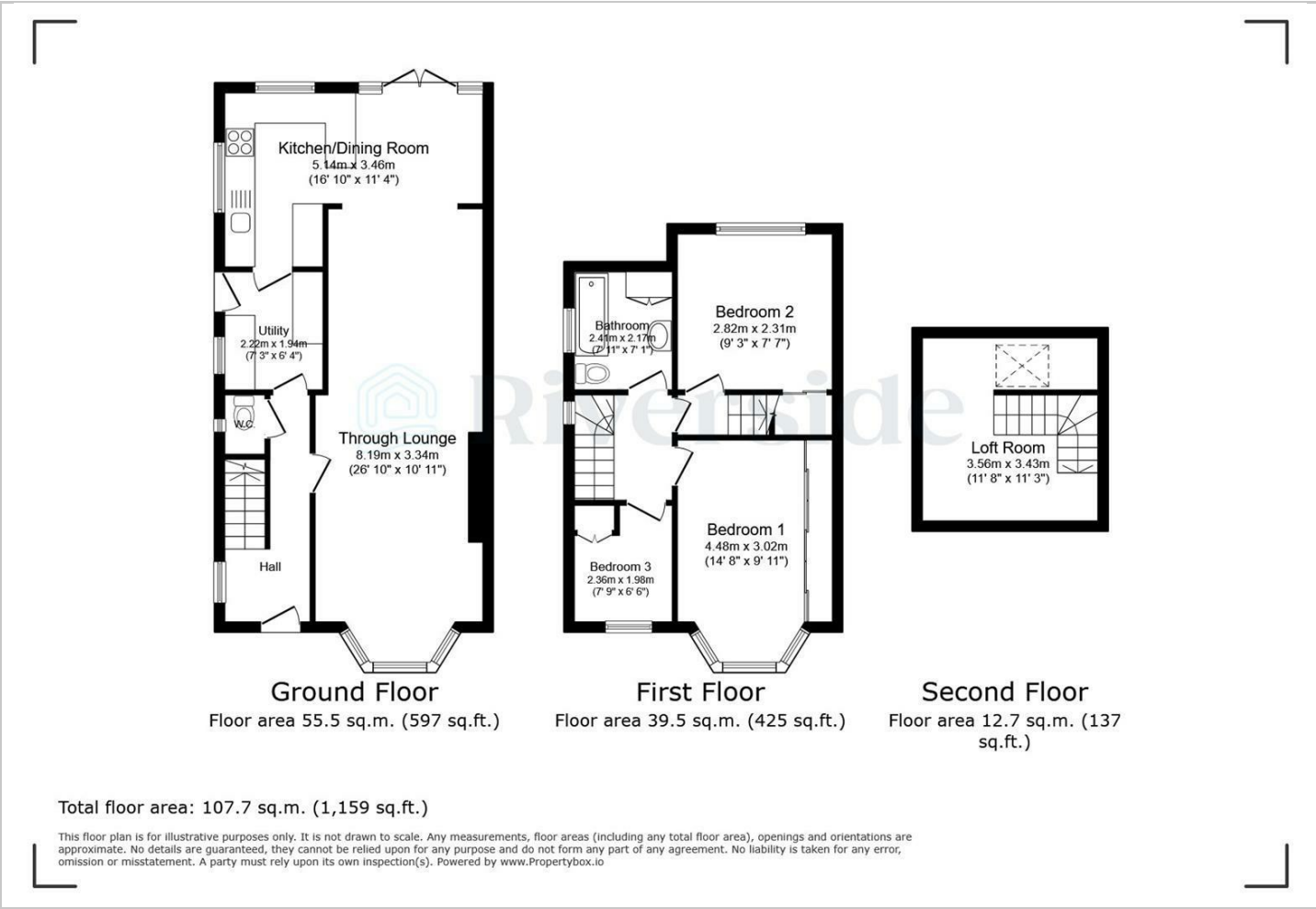
Hybrid Map



Terrain Map



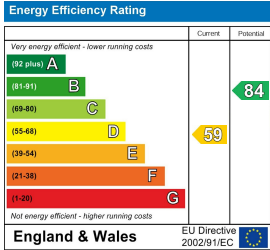
Floor Plan



Viewing

Please contact our Hull Office on 01482 322411 if you wish to arrange a viewing appointment for this property or require further information.

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.