

# Whitakers

Estate Agents



## 77 Wold Road, Hull, HU5 5NL

**Offers Over £160,000**

Whitakers Estate Agents are pleased to introduce this immaculate traditional property, thoughtfully reconfigured and refurbished throughout to provide stylish and versatile accommodation ideally suited to modern family living, whilst retaining the charm and character expected of a home of its era.

Externally to the front of the property, there is a paved forecourt with wrought iron fencing to the surround. The kerb has been lowered to accommodate off-street parking.

Upon entry, the resident is greeted by a welcoming hallway that opens into a bay-fronted lounge with log burner, and a fitted kitchen which incorporates a cloakroom.

A fixed staircase with intelligent motion-sensor lighting rises to the first-floor landing, which includes useful storage and access to the loft hatch. The first floor boasts two fitted double bedrooms, and a bathroom furnished with a four-piece suite.

The rear garden is partly laid to lawn with decorative planting, and complemented by a composite decking seating area. A pathway leads to an outdoor kitchen which is perfect for entertaining, a detached garage, and a gate within the boundary fencing opens onto the vehicle-accessible ten-foot.

The accommodation comprises

Front external



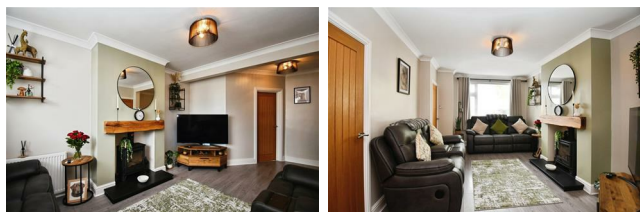
Externally to the front of the property, there is a paved forecourt with wrought iron fencing to the surround. The kerb has been lowered to accommodate off-street parking.

Ground floor

Hallway

Composite double glazed entrance door with side window, central heating radiator, fixed staircase with integrated lighting, and laminate flooring. Leading to :

Lounge / dining room 19'8" x 13'1" (6.01 x 4.01 )



UPVC double glazed bay window, central heating radiator, log burner with slate hearth and oak mantle, under stairs storage cupboard, and laminate flooring.

Kitchen 8'5" x 12'7" (2.59 x 3.86 )



UPVC glazed door and window, and laminate flooring. Fitted with a range of floor and eye level units, worktops with splashback upstanding above, sink with mixer tap, and a range of integrated appliances including : double oven, hob with extractor hood above and fridge freezer.

Cloakroom

Laminate flooring, and furnished either a two-piece suite comprising vanity sink with mixer tap, and low flush W.C.

First floor

Landing

With access to the loft hatch (partly boarded loft), central heating radiator, built-in storage cupboard, and carpeted flooring. Leading to :

Bedroom one 10'4" x 10'11" (3.16 x 3.34 )



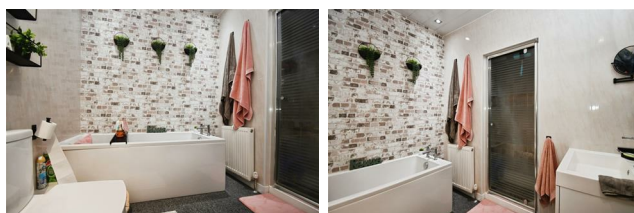
UPVC double glazed bay window, central heating radiator, fitted wardrobes, and carpeted flooring.

Bedroom two 8'6" x 12'6" (2.60 x 3.82 )



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

Bathroom



Central heating radiator, and panelled to splash back areas with carpeted flooring. Furnished with a four-piece suite comprising panelled bath with mixer tap, walk-in enclosure with waterfall shower, vanity sink with mixer tap, and low flush W.C.

## Rear external



The rear garden is partly laid with artificial grass, with decorative planting, and complemented by a composite decking seating area. There is also an outdoor kitchen perfect for entertaining. A pathway leads to a detached garage, and a gate within the boundary fencing opens onto the vehicle-accessible ten-foot.

## Additional features

The residence also benefits from having an outside tap.

## Tenure

The property is held under Freehold tenureship

## Land boundary



## Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00030370007709

Council Tax band - A

## EPC rating

EPC rating - C

## 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.

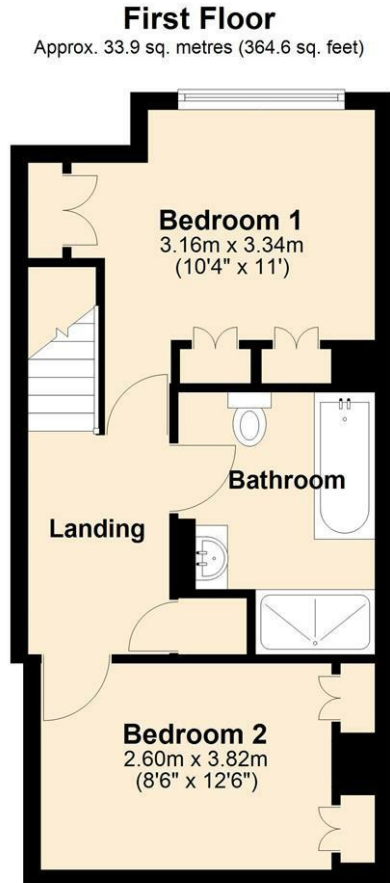
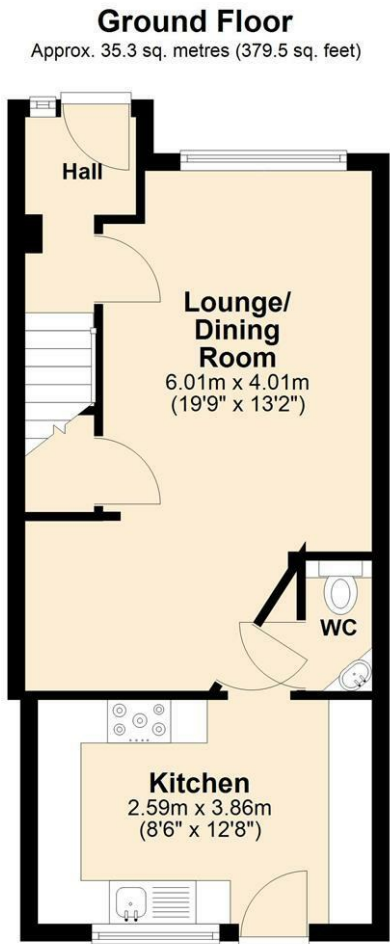
## Free Market Appraisals / Valuations

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

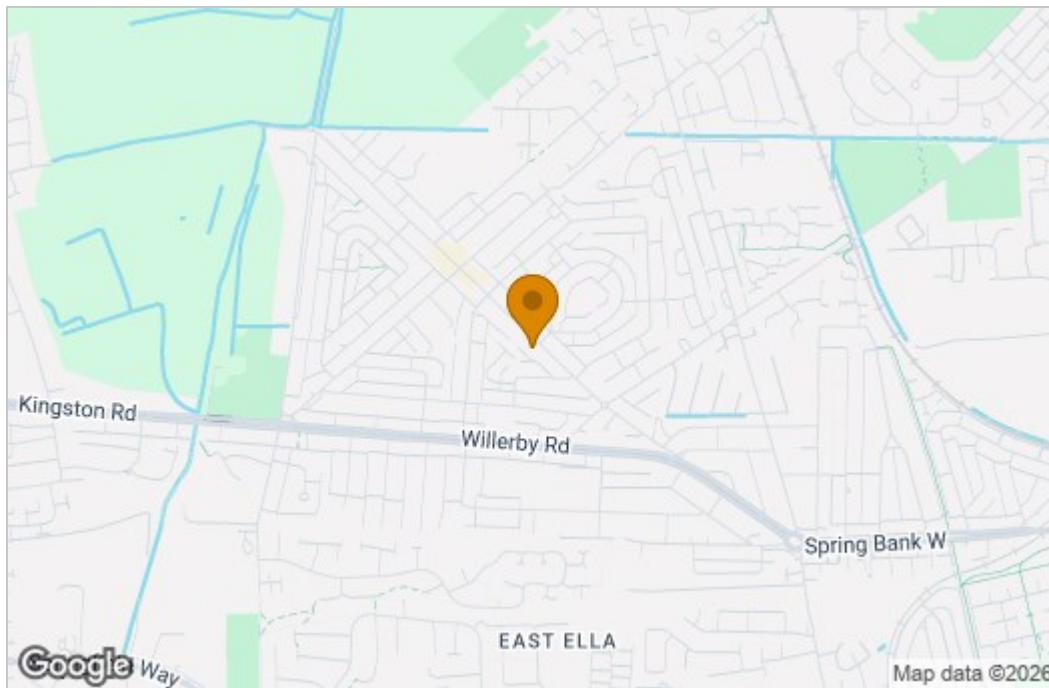
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

# Floor Plan

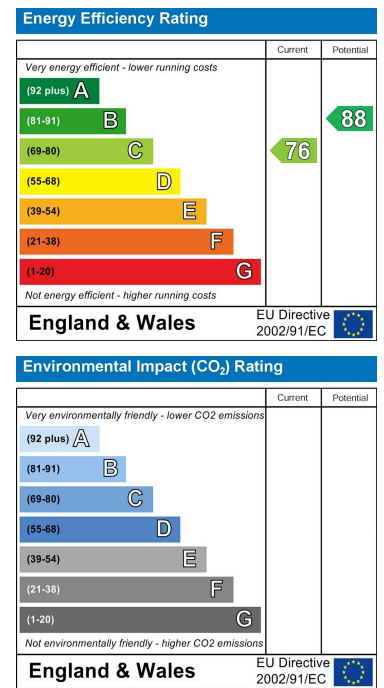


Total area: approx. 69.1 sq. metres (744.1 sq. feet)

# 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.