Whitakers
Estate Agents









26 Woldcarr Road, Hull, HU3 6TP

£205,000

Offering far more space than its traditional frontage might first suggest, this bay-fronted semi-detached home on Woldcarr Road provides a flexible layout with three separate living areas and a good-sized rear garden.

The ground floor begins with an entrance hallway and a comfortable front lounge set around the bay window. A separate sitting room gives the house a second everyday living space, while the impressive 22ft dining room sits towards the rear, with French doors opening directly onto the garden. Alongside this is a fitted kitchen, with a useful cloakroom completing the ground-floor accommodation.

Upstairs, there are three bedrooms and a family bathroom. The main bedroom benefits from the character of another bay window together with fitted wardrobes, while the second bedroom also provides useful built-in storage.

Outside, the rear garden offers a pleasant combination of raised timber decking and lawn, creating space for outdoor seating as well as everyday family use. A pathway continues to a gate providing access to the rear ten-foot, while sheltered side access connects through from the front of the property.

Woldcarr Road is well placed for the amenities and transport links surrounding Anlaby Road, with the MKM Stadium also nearby. With its generous ground-floor footprint, three bedrooms and practical outside space, this is a home with plenty of flexibility for buyers wanting room to make their own.

The accommodation comprises

Front external



Externally to the front approach, there is a lawned garden with a path leading to the entrance, and secure sheltered side access to the rear.

Ground floor

Hallway
UPVC double glazed door with side windows, central heating radiator, under stairs storage cupboard, and laminate flooring. Leading to :

Lounge 14'7" x 10'10" (4.47 x 3.32)



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

Sitting room 14'2" x 13'2" (4.34 x 4.02)



Central heating radiator, contemporary electric fireplace, and laminate flooring.

Dining room 22'0" x 8'8" (6.71 x 2.65)



UPVC double glazed French doors with side windows, two central heating radiators, and laminate flooring.

Cloakroom
UPVC double glazed window, central heating radiators, and fully tiled with vinyl flooring. Furnished with two-piece suite comprising vanity sink with mixer tap, and low flush W.C.

Kitchen 13'6" x 10'5" (4.12 x 3.20)



Dual aspect windows, central heating radiator, and tile effect laminate flooring. Fitted with a

range of floor and eye level units, worktops with splashback tiles above, sink with dual taps, plumbing for a washing machine, and provision for a gas cooker with extractor hood above.

First floor

Landing
With access to the loft hatch, wooden glazed window, over stairs storage cupboard, and carpeted flooring. Leading to :

Bedroom one 13'9" x 10'6" (4.21 x 3.22)



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

Bedroom two 12'0" x 9'1" (3.66 x 2.79)



UPVC double glazed window, central heating radiator, built-in storage cupboard, and laminate flooring.

Bedroom three 8'11" x 7'3" (2.72 x 2.22)



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

Bathroom



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

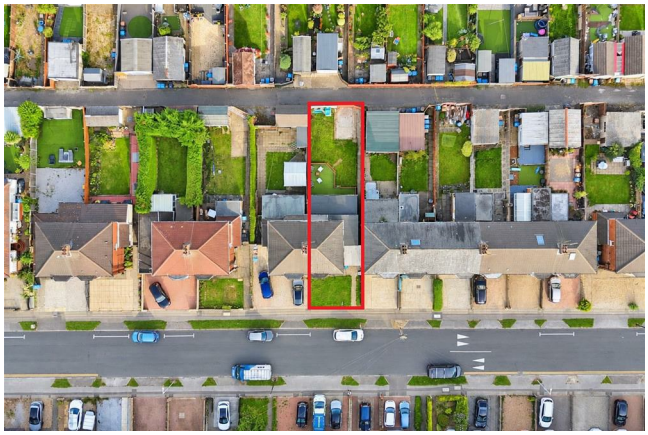
Rear external





French doors from the sitting room open onto a raised wooden decking seating area with steps leading down to a lawned garden, and a path that leads to a gate in the boundary fencing which opens to the rear ten-foot.

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 - 00040072002603
Council Tax band - B

EPC rating

EPC rating - TBC

Making an offer

In order to progress an offer we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract, we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50.00 - these fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Material Information

Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Basic 19 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.

Agents Declaration

We 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 show 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.

The agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation,

and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

Free Market Appraisals / Valuations

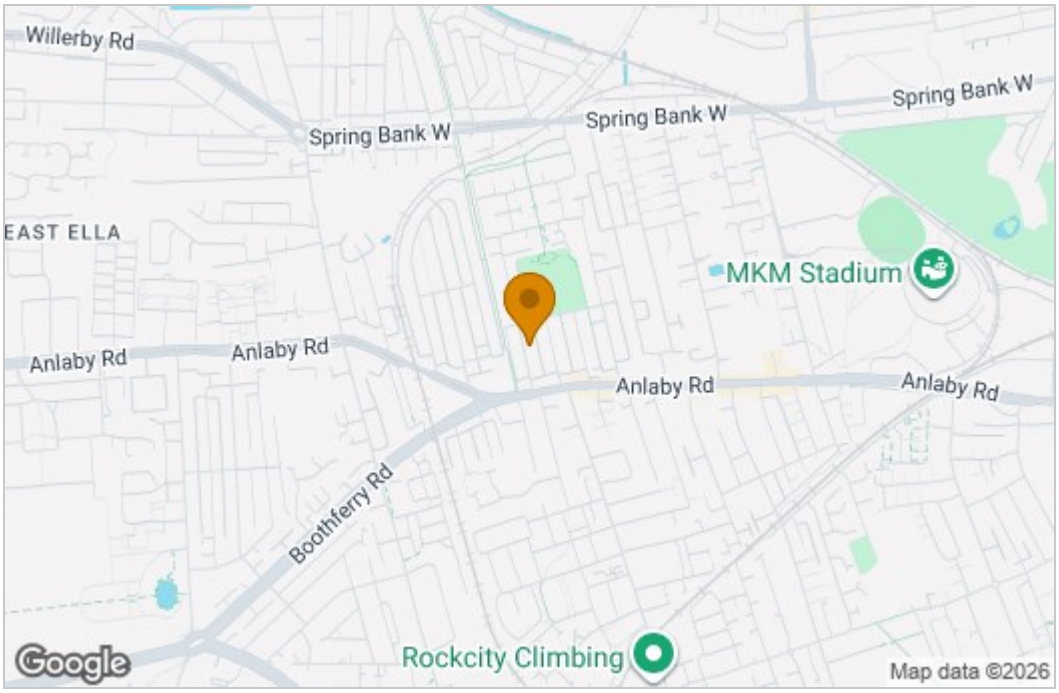
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Floor Plan

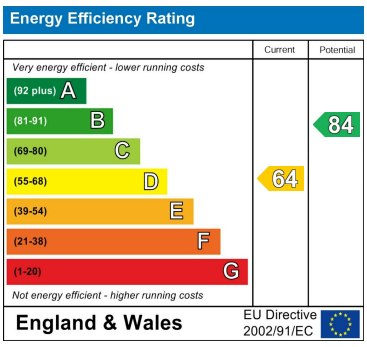


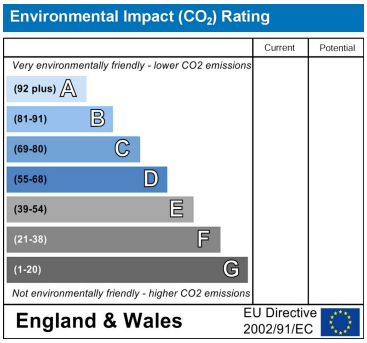
Total area: approx. 104.4 sq. metres (1123.3 sq. feet)

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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