

**staniford**  
grays



48 Woodlands Road, Hull, HU5 5EF

£164,950









# 48 Woodlands Road

Hull, HU5 5EF

- END TERRACE POSITION
- PARKING AND STORE TO REAR
- IDEAL DOWNSIZER OR FIRST TIME BUYER HOME
- NO ONWARD CHAIN
- LARGE GARDEN
- 3 BEDROOMS
- OPEN PLAN LAYOUT
- VIEWING ADVISED

IDEAL FOR FIRST TIME BUYERS, ALL WITHIN A PROMINENT SETTING AND READY TO MOVE IN CONDITION.

Offering an end terrace position and large plot with garage to the rear, Staniford Grays present to the market this delightful three bedroom family home.

Much larger than an initial glance would suggest with the benefit of modern presentation and open plan living.

The arrangement of living space includes; Bay fronted Lounge area leading through to the open plan Dining Space with a modern fitted Kitchen and ground floor Bathroom.

To the first floor level Three Bedrooms are accessed from a central landing all being of a good size.

Externally on street parking is available with a front garden offering potential for parking (subject to permissions) with double gates to rear and garage/storage. Generous gardens also feature.

Given the versatile appeal of the accommodation throughout comes recommended for further internal inspection.



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## GROUND FLOOR

### ENTRANCE

#### RECEPTION LOUNGE

12'5" x 13'11" (3.81 x 4.26)

A generously sized open reception space, being accessed via uPVC double glazed entrance door, staircase approach to first floor level with understairs storage, laminate to floor coverings, an abundance of natural daylight is provided via uPVC double glazed walk-in bay window, suitably sized to accommodate large furniture suite, chimney breast with decorative fire insert, open plan to...

#### DAY ROOM / DINING AREA

15'10" x 7'11" (4.83 x 2.42)

With laminate flooring continuing, uPVC double glazed window to side elevation, suitably sized to accommodate dining table and chairs, but could also be used as a second reception space. Leads to...

#### KITCHEN

11'10" x 9'5" (3.63 x 2.88)

With uPVC double glazed window to the rear elevation and access door to garden, fitted with a range of neutrally appointed wall and base units, hob and low level oven with extractor canopy over, inset sink and drainer, space for dishwasher and washing machine, tiling to splashbacks, laminate to floor coverings.

#### REAR LOBBY

With storage cupboard with fitted shelving.

#### GROUND FLOOR BATHROOM

10'0" x 5'2" (3.06 x 1.59)

Neutrally appointed throughout with white sanitaryware including panel bath with shower screen and control over, pedestal wash hand basin, low flush w.c, uPVC privacy window to the rear.

## FIRST FLOOR

### LANDING

#### BEDROOM ONE

15'1" x 9'8" (4.62 x 2.96)

With uPVC double glazed windows to the front outlook, of an excellent size, with space for freestanding bedroom furniture also, laminate to floor covering, storage cupboard above stairwell.

#### BEDROOM TWO

11'1" x 8'11" (3.39 x 2.74)

Of double bedroom proportions, with cupboard storage.

#### BEDROOM THREE

8'2" x 6'1" (2.5 x 1.87)

With uPVC double glazed window to rear, cupboard storage housing Ideal Logik boiler, of a generous size for a third bedroom.





#### **OUTSIDE**

Woodlands Road itself remains conveniently positioned being accessed from Willerby Road, in close proximity to a range of amenities. With pedestrian access to the property frontage and low maintenance front garden area (convertible to parking, subject to the necessary permissions). Gated side access leads to the rear, with hedged perimeter boundary. At the rear a dedicated garage/store features with double gates suitable for parking provision, opening into the expansive rear garden being mainly laid to lawn grass. Pathway extends from the immediate building footprint and to the rear of the plot, being private and enclosed throughout.

#### **FIXTURES AND FITTINGS**

Various quality fixtures and fittings may be available by separate negotiation.

#### **SERVICES**

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the current Kingston Upon Hull Council tax band to be 'A'.

#### **TENURE**

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

#### **VIEWING**

Strictly by appointment with sole selling agents, Staniford Grays.

Website- Stanifords.com Tel: (01482) - 631133

E-mail: swansales@stanifords.com

#### **WEBSITES**

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

#### **MORTGAGE CLAUSE**

Stanifords.com provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Swanland office Tel 01482 631133 and swansales@stanifords.com.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

#### **PROPERTY PARTICULARS-DISCLAIMER** PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors." The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

#### **MISREPRESENTATION ACT 1967**

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

#### **FEES**

The agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.



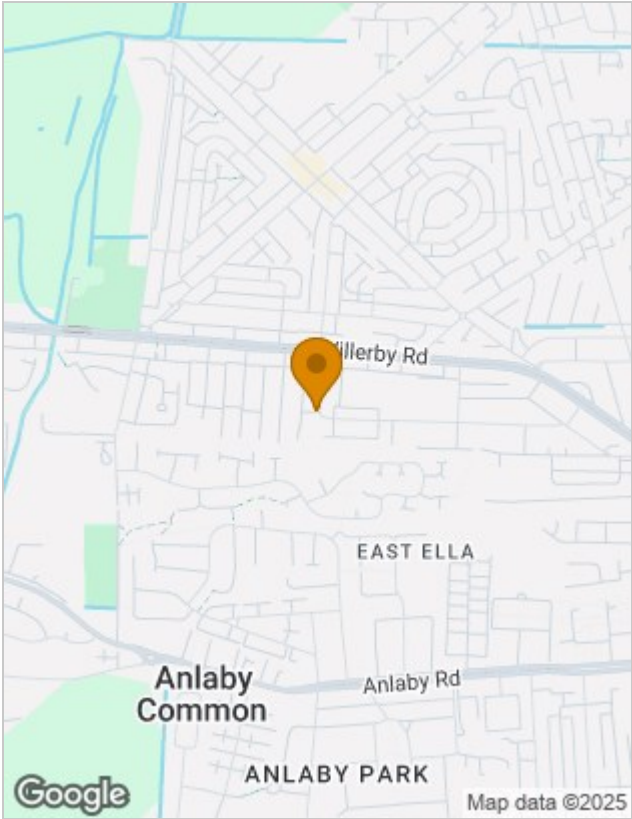




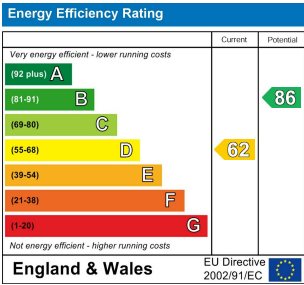
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Swanland Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.