



**400 Wold Road, Hull HU5 5QG**  
**£135,000**

- Traditional townhouse
- THREE Bedrooms
- TWO Receptions
- First Floor Bathroom
- Additonal WC to ground floor
- Modern Kitchen
- Gardens
- Garage via ten foot
- Viewing is a must
- EPC: rating C

Located within this ever popular residential area this traditional town house boasts a double storey extension.

The property offers modernised accommodation with Entrance, Lounge, Dining Room opening into the Kitchen, Rear Lobby and WC. To the first floor the landing leads to three Bedrooms and a modern House Bathroom. The garden provides great outdoor space and there is a garage via the tenfoot. Viewing is a must!

#### LOCATION

Wold Road is a popular location off Willerby road and lies approximately three miles west of the city centre.

Situated in East Yorkshire, on the banks of the Humber Estuary, Hull is a city boasting superb culture, attractions, industry and transport, all of which make it a fantastic place to call home. The historic Old Town and scenic waterfront have long attracted artists and poets, and now people flock to enjoy the eclectic shopping, vibrant nightlife, and rich culture of this dynamic city. Hull University is popular with both UK and overseas students. The Avenues which surround the University have such a cosmopolitan vibe with art, great restaurants and café bars. The M62 and Humber Bridge routes provide great commutability making it a popular place to live, with a main line railway station and two large bus companies serving the area and further afield.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### ENTRANCE

A uPVC door with glazed inserts leads into the entrance hall.

##### LOUNGE

13'11 x 13'3 (4.24m x 4.04m)  
uPVC double glazed window to the front elevation, wood laminate flooring, feature fire surround with open grate fire, staircase with balustrade leading to the first floor accommodation.

##### DINING ROOM

10'10 x 6'7 (3.30m x 2.01m)  
Attractive modern wood laminate flooring, access to the understairs storage cupboard which houses the utility meters. An opening leads to:

##### KITCHEN

10'4 x 9'11 (3.15m x 3.02m)  
uPVC double glazed window to the rear elevation, breakfast bar and wood laminate flooring. An extensive range of fitted grey shaker style base and wall units with worksurfaces and tiled splashbacks. Stainless steel gas hob with extractor, stainless steel single oven, space and plumbing for washing machine and space for fridge freezer.

##### REAR LOBBY

Fitted cupboard. Access to:

##### DOWNSTAIRS WC

Two piece suite in white having low level WC and pedestal wash basin.

##### FIRST FLOOR

##### LANDING

Fitted storage cupboard.

##### BEDROOM 1

9'3 x 9'4 (2.82m x 2.84m)  
uPVC double glazed window to the rear elevation, fitted wardrobes providing hanging and storage facilities.

##### BEDROOM 2

12'1 x 7'11 (3.68m x 2.41m)  
uPVC double glazed window to the front elevation.

##### BEDROOM 3

6'8 max x 6'1 max (2.03m max x 1.83m max)  
uPVC double glazed window to the front elevation, fitted storage cupboard with overhead unit.

##### BATHROOM

8'2 x 7'9 (2.49m x 2.36m)  
Modern three piece suite in white enjoying low level WC, pedestal wash basin and panelled bath with hand held shower over, all beautifully complemented with aqua-boarding.

##### EXTERNAL

To the front of the property is an enclosed lawned garden with hedged boundary. The rear garden has a patio leading down to a lawned garden section with a further seating area to the head. A gate at the rear provides access to the tenfoot.

##### SERVICES

All mains services are available or connected to the property.

##### CENTRAL HEATING

The property benefits from a gas fired central heating system.

##### DOUBLE GLAZING

The property benefits from uPVC double glazing.

##### TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

##### COUNCIL TAX

The Council Tax Band for this property is Band A.

##### VIEWING

Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

##### FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.

With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email willerby@qandc.net

##### EPC RATING

For full details of the EPC rating of this property please contact our office.



VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

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 condition or efficiency can be given. Made with Metropix (2022)