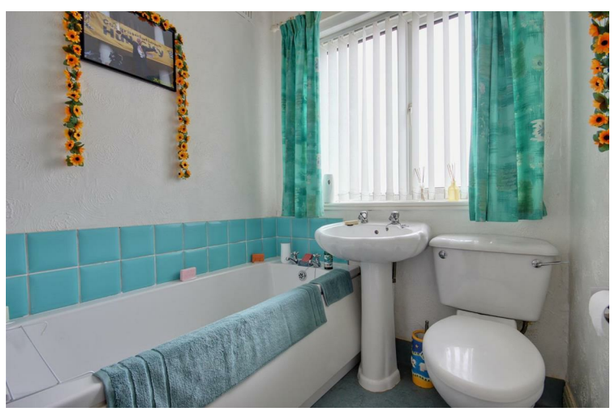

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QUICK&CLARKE

The Property Specialists

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East Riding of Yorkshire HU10 6AD
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48 Wold Road, Hull HU5 5UN

Guide Price £149,950

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- Deceptively spacious traditional end terrace
- Two reception rooms
- Two double bedrooms
- Two bathrooms
- Flexibility of living space
- Benefit of ground floor wet room
- Easy to maintain gardens
- Council Tax Band: B
- EPC Rating: D

A much loved, extended and deceptively spacious traditional end terrace which benefits both from a ground floor shower room and first floor bathroom. Situated in a convenient position to access Willerby Road, the property benefits from two reception rooms, modern kitchen and ground floor wet room. To the first floor are two double bedrooms and a further house bathroom.

The property has easy to maintain gardens to both front and rear and a garage providing access off a ten foot from the rear.

LOCATION

The property is located at the end of a row of similar terraces on Wold Road between the junctions of County Road South and Willerby Road. This position provides very easy access onto the major road network, Willerby Road being one of the main arterial routes into the centre of Hull, and also to the extensive range of amenities close by on Spring Bank West.

THE ACCOMMODATION COMPRISES

ENTRANCE PORCH

4'7" x 3'8" (1.40m x 1.12m)
uPVC front door with windows to both sides and laminate flooring.

LIVING ROOM

14'10" x 12'10" (4.52m x 3.91m)
A well proportioned living room, the focal point being an attractive stone fireplace housing gas living flame fire. Bay window to the front elevation. Stairs to the first floor accommodation and laminate flooring which flows through into the dining room.

DINING ROOM

14'10" x 9'2" (4.52m x 2.79m)
Laminate flooring, cupboard under stairs, double glass panelled doors opening in from the kitchen. Window to side elevation.

BREAKFAST KITCHEN

12'7" x 14'6" maximum (3.84m x 4.42m maximum)
Of an L shape and offering a good range of wall and base storage units with white fronts, contrasting butcher's block laminate work surfaces and matching breakfast bar. One and a half bowl stainless steel sink and drainer. Ceramic tiled splashbacks. Oven and hob with extractor over, space and plumbing for slimline dishwasher, washing machine and fridge freezer. Porcelain tiled floor. Ideal Standard boiler mounted on wall. uPVC glass panelled door opening onto the rear garden and window over the sink.

GROUND FLOOR SHOWER ROOM

7'1" x 6'9" (2.16m x 2.06m)
A fully tiled wet room with walk-in shower with glass screen, low level w.c. and pedestal hand wash basin. Electric chrome heated towel rail and window to the side elevation.

FIRST FLOOR

BEDROOM 1

16'0" into bay x 14'10" (4.88m into bay x 4.52m)
Fitted wardrobes and bay window to the front elevation and with fitted units under window. Laminate flooring.

BEDROOM 2

11'2" x 8'11" (3.40m x 2.72m)
A double bedroom with laminate flooring. Window to rear elevation.

BATHROOM

6'5" x 5'7" (1.96m x 1.70m)
A three piece sanitary suite comprising panelled bath, pedestal hand wash basin, close coupled w.c., window to rear elevation and ceramic tiled splashbacks.

OUTSIDE

The property has an easy to maintain enclosed garden to the front with a timber gate providing access for a pathway leading to the front door.

The garden has been laid under gravel with a number of ornamental shrubs. Access is gained down the side of the house through two timber gates to the rear garden.

The rear garden has also been landscaped for ease of maintenance with gravel and hardstanding seating area.

GARAGE

17'10" x 13'0" (5.44m x 3.96m)
A concrete sectional garage with up and over door which provides access to a ten foot which runs behind the rear of the property and there is also a courtesy door from the rear garden and with light and power.

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).

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

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.