

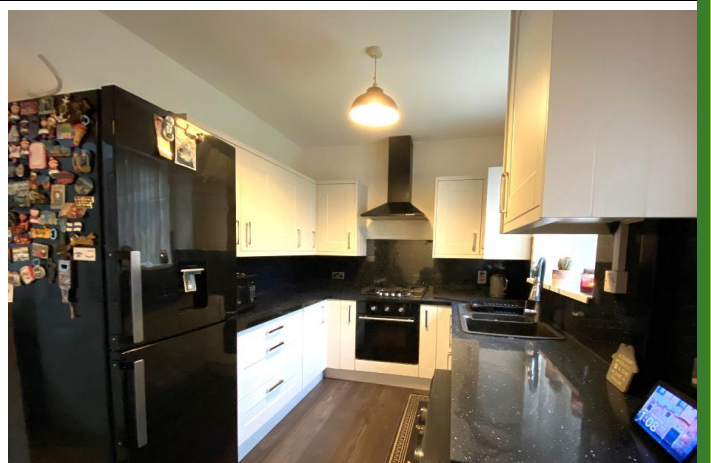
## 2 Bedroom Terraced House

Wold Road, Hull, HU5 5UN

£124,950



- SOUGHT AFTER LOCATION • 2 BEDROOMS • MODERN KITCHEN • INTEGRATED APPLIANCES •
- GAS CENTRAL HEATING SYSTEM • DOUBLE GLAZING • NO CHAIN INVOLVED • MUST BE VIEWED





## 2 Bedroom Terraced House

£124,950

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This is a great opportunity to acquire a very smart mid terrace property which is perfectly located within a highly popular residential area close to Willerby Rd. The Super Smart accommodation is arranged to 2 floors and briefly comprises of an entrance vestibule, modern bay windowed lounge, well equipped breakfast kitchen with a range of matching units which are all further complimented with coordinating fixtures and fittings and integrated appliances.

To the first floor, there are 2 generously proportioned, aesthetically pleasing bedrooms and a stylish bathroom with a white 3-piece suite and contrasting tiled surround.

Outside of the rear is a patio/seating area and a low maintenance garden with a lovely summer house set within the rear boundary.

Additionally, as one would expect, there is a gas central heating system and double glazing throughout.

This lovely property is offered with vacant possession on completion and with no chain involved.

One not to be missed!



## Location

The area is highly sought after and well known for it's wealth amenities which are close by. There are local independent traders however, for a more extensive shopping experience there are busy retail parks within a short commute from the property.

Regular public transport connections provide easy access in and out of the city.

Reputable schools and colleges are close by together with a health centre, post office and library. The Haltemprice Sports Centre is also just a short distance from the property.

For those wishing to spend quality time with friends and family, there are many local family restaurants and cafe bars to choose from.

All in all, a great place to live!

## Property Description

### Ground Floor

**Entrance** - Double glazed front entrance door leads through to an entrance vestibule..

**Entrance Vestibule** - Cloaks area.

Staircase off to the first floor.

Meter cupboard.

**Lounge** - 15' 10" x 11' 3" (4.85m x 3.45m) Extremes to extremes.

Double glazed angled bay window with aspect over the front garden area.

Chimney breast with niche for a log burning stove fire.

Mid-level dado rail.

Radiator.

Laminate flooring.

**Kitchen** - 14' 9" x 7' 8" (4.5m x 2.35m) Extremes to extremes.

Double glazed window with aspect over the rear garden area.

Range of matching base, drawer and wall mounted units with chrome effect handle detail.

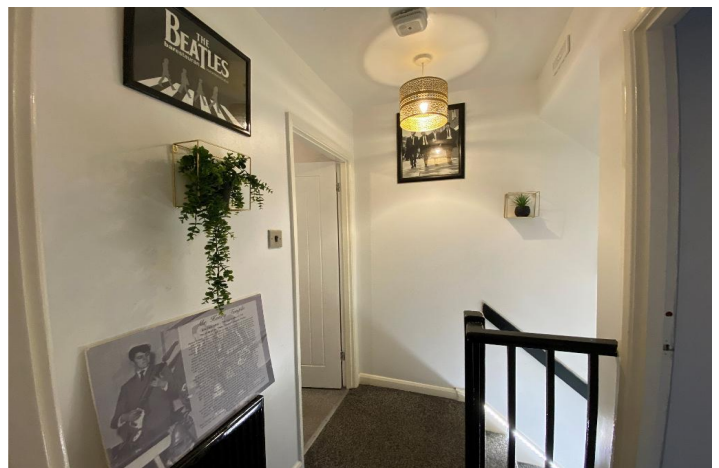
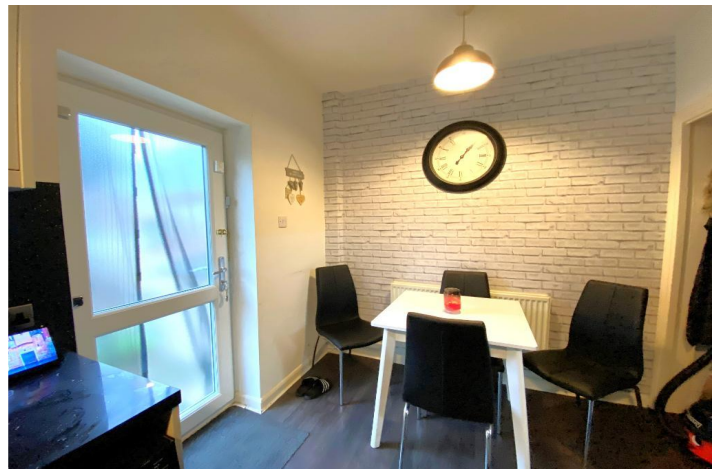
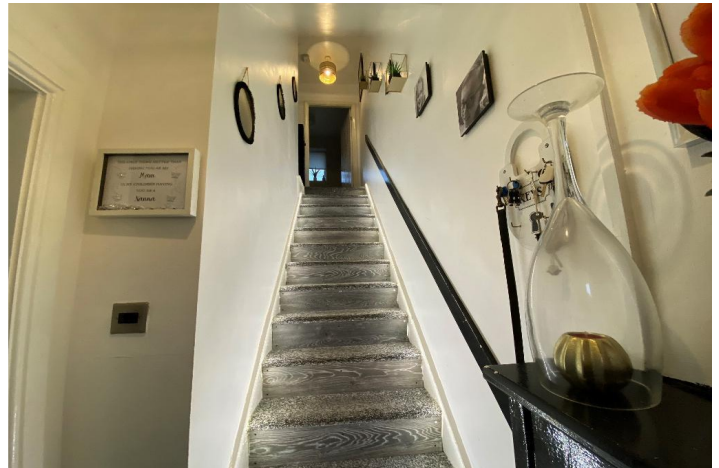
Coordinating laminate work surface housing a 1&1/2 bowl single drainer sink unit with a flexi tap over and a matching splash back surround.

A further matching work surface housing a hob, built-in oven beneath and funnel hood extractor fan over also with a matching splash back surround.

There is space for an upright fridge/freezer.

Plumbing for automatic washing machine.

Concealed wall mounted gas central heating boiler.



Space for breakfast table.  
Under stairs cloaks recess.  
Radiator.  
Double glazed rear entrance door.  
Laminate flooring.

## First Floor

**Landing** - Loft hatch through to the roof void.  
Spindle rail enclosure.  
Radiator.

**Bedroom One** - 11' 8" x 11' 5" (3.56m x 3.48m) Extremes to extremes.  
Double glazed window with aspect over the front garden area.  
Range of fitted slide robes with shelves and hanging space.  
Built-in storage cupboard.  
Radiator.  
Laminate flooring.

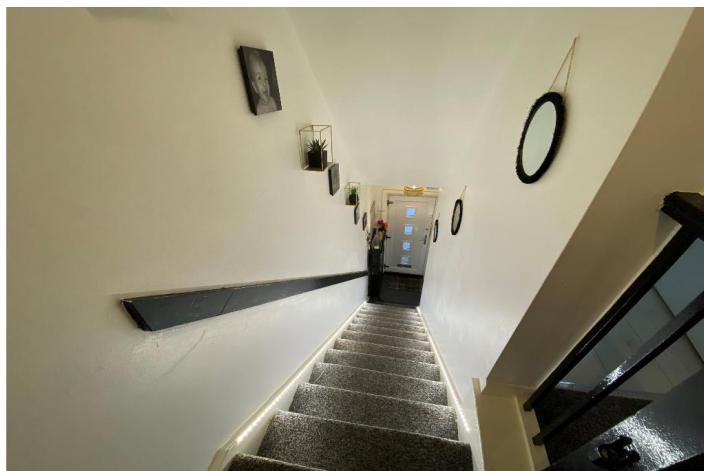
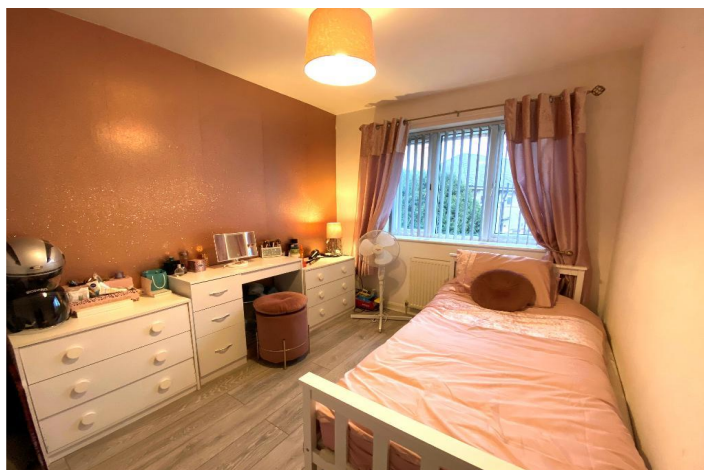
**Bedroom Two** - 10' 5" x 8' 3" (3.18m x 2.54m) Extremes to extremes.  
Double glazed window with aspect over the rear garden area.  
Radiator.  
Laminate flooring.

**Bathroom** - 3-piece suite comprising of a panel bath, pedestal wash hand basin and low flush W.C.  
Electric shower over the bath with a fixed shower screen and all with a contrasting tiled surround.  
Double glazed opaque window.  
Chrome effect upright towel rail/radiator.  
Chrome fittings to the sanitary ware.

## Exterior

**Rear Garden** - Outside to the rear is a paved patio/seating area. The garden has also been laid with artificial grass for ease of maintenance.  
There is a gardener's shed inset to the rear with power and light.  
The garden is all enclosed with a high-level perimeter and boundary fence.  
External water supply.

**Front Garden** - The front garden area has also been laid with artificial grass for ease of maintenance and with a feature circular paved area.  
The garden is enclosed with a low brick boundary wall and wrought iron rail enclosure to the perimeter, both



sides and matching access gate.

Council tax band: A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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