



## 2 Bedroom Detached House

Woldcarr Rd, Hull, HU3 6TR

Offers Over

**£165,000**



- 1930'S DETACHED PROPERTY • BRIGHT AND SPACIOUS THROUGHOUT • L-SHAPED DUAL ASPECT THROUGH LOUNGE • MODERN KITCHEN INC INTEGRATED APPLIANCES • 2 GOOD SIZED BEDROOMS • DOUBLE GLAZING • GAS CENTRAL HEATING SYSTEM • VACANT POSSESSION ON COMPLETION • NO CHAIN INVOLVED





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A rare opportunity to acquire a lovely example of a 1930's detached property with distinctive character which is typical of a property of the era.

The property is ideally located in a highly sought after residential area surrounded with a wealth of local amenities.

The internal accommodation is bright and spacious and arranged to 2 floors.

The property comprises of an entrance hall, L-shaped dual aspect through lounge with a generously proportioned dining area and a modern fitted kitchen with coordinating fixtures and fittings and integrated appliances.

To the first floor there are 2 generously proportioned bedrooms and a family bathroom with a separate W.C.

Outside to the rear the garden is mainly laid to lawn with a patio/seating area. inset. A gardener's shed is conveniently placed within the rear boundary.

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

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

Early viewing is highly recommended!

## Location

Woldcarr Road is a particularly sought after location due to its close proximity for the local amenities which are practically on the doorstep!

There are busy local shopping centres, high street supermarkets and retail parks quite literally just around the corner.

The area is also well served with regular public transport connections thus providing easy access to the city centre and surrounding areas

There are reputable schools and colleges near by together with a health centre, post office, library and the MKM stadium.

All in all a great place to live!

Other amenities include good family restaurants and public houses for those wishing to spend leisure time, nights out etc. with family and friends.

## Property Description

### Ground Floor

**Entrance** - Open arched entrance porch with tiled flooring.

This leads through to a double glazed front entrance door with matching side screen windows and further leads through to the entrance hall.

**Entrance Hall** - Spindle staircase off to the first floor. Coving.

Radiator.

Laminate flooring.

**Through Lounge/Dining Area** - 24' 10" x 18' 0" (7.57m x 5.5m) Extremes to extremes.

Dual aspect and L-Shaped.

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

Further double glazed window with aspect over the rear garden area.

Chimney breast with wall mounted log effect focal point fire.

Under stairs cloaks/meter cupboard.

Radiator.

**Kitchen** - 9' 8" x 8' 0" (2.95m x 2.45m) Extremes to extremes.

Dual aspect double glazed windows looking out over the rear garden area.

Range of high gloss base, drawer and wall mounted units.

Integrated fridge/freezer.



Work surface housing a hob, built-in oven beneath and an extractor fan over with a matching splash back surround.

Built in 1&1/2 bowl single drainer sink unit with a mixer tap over also with a matching splash back surround.

Integrated dishwasher.

Plumbing for automatic washing machine.

Recessed downlighting.

Double glazed rear entrance door.

Laminate flooring.

## First Floor

**Landing** - Spindle rail enclosure.

Double glazed opaque window.

Wall mounted gas central heating boiler.

Loft hatch through to the roof void.

**Bedroom One** - 13' 2" x 10' 9" (4.02m x 3.3m) Extremes to extremes from the front of the fitted wardrobes.

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

Fitted wardrobes with shelves and hanging space.

Matching overhead storage units.

Coving.

Radiator.

**Bedroom Two** - 12' 2" x 11' 0" (3.71m x 3.36m) Extremes to extremes.

Double glazed window with aspect over the rear garden area.

Built in single robe.

Coving.

Radiator.

**Bathroom** - White 2-piece suite comprising of a panel bath and pedestal wash hand basin.

Contrasting tiled splash back surround with mosaic effect tiled detail inset.

Chrome effect shower over the bath.

Fixed shower screen.

Chrome fittings to the sanitary ware.

Double glazed opaque window.

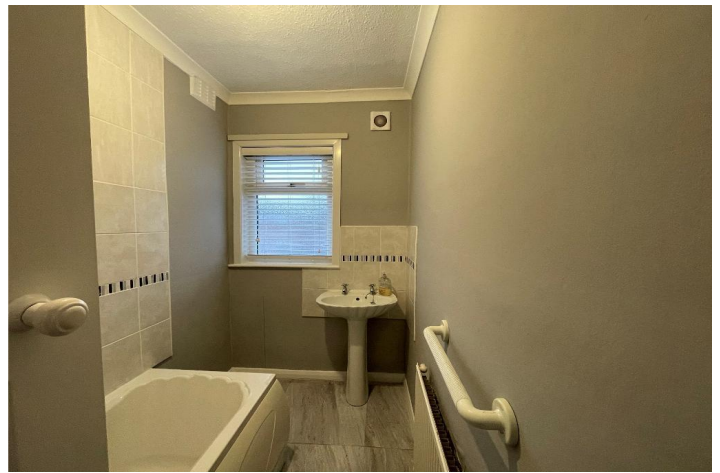
Radiator.

**W.C.** - White low flush W.C.

Double glazed opaque window.

## Exterior

**Rear Garden** - Outside to the rear an area has been laid for ease of maintenance and further to create a patio/seating area. The garden is also laid to lawn with a raised decking patio to the rear.



Gardener's shed inset to the rear boundary.

The garden is enclosed with a high level timber perimeter and boundary fence with matching high level access gate.

A further timber access gate to the side elevation leads through to the front garden area.

**Front Garden** - The front garden area has been laid with fine slate and fine stone chippings for ease of maintenance and is enclosed with a low brick boundary wall.

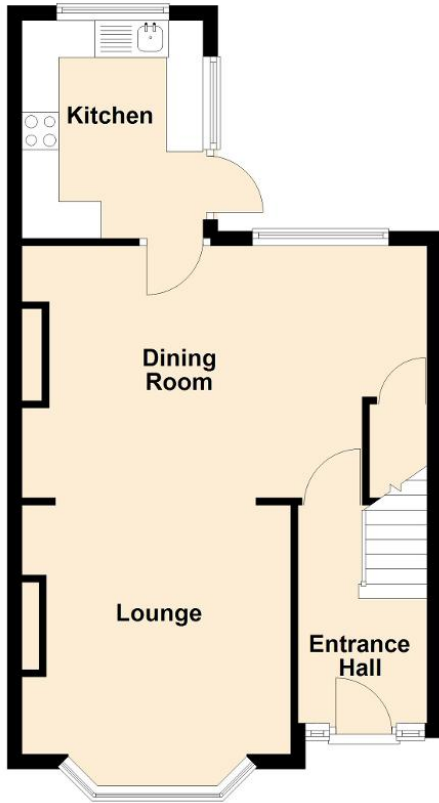
A block paved drive creates a multi vehicle off road parking space or hard standing area.

**Council tax band: B**

MONEY LAUNDERING REGULATIONS 2017: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

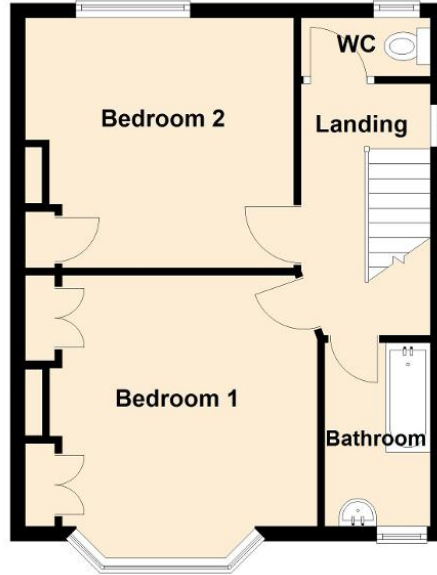
### Ground Floor

Approx. 44.8 sq. metres (482.2 sq. feet)



### First Floor

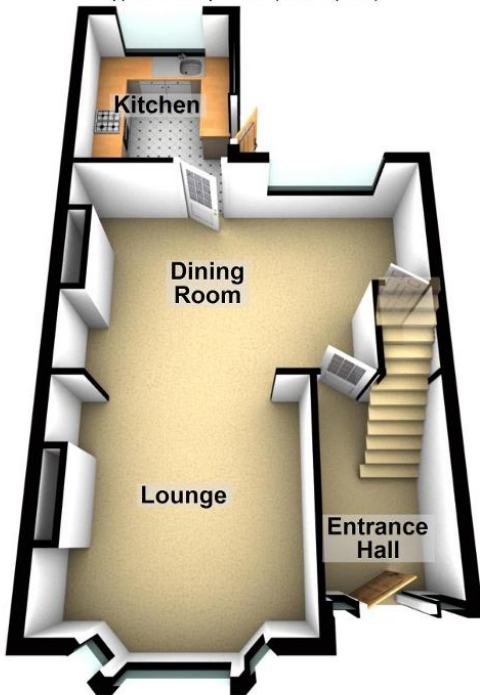
Approx. 38.1 sq. metres (410.1 sq. feet)



Total area: approx. 82.9 sq. metres (892.3 sq. feet)

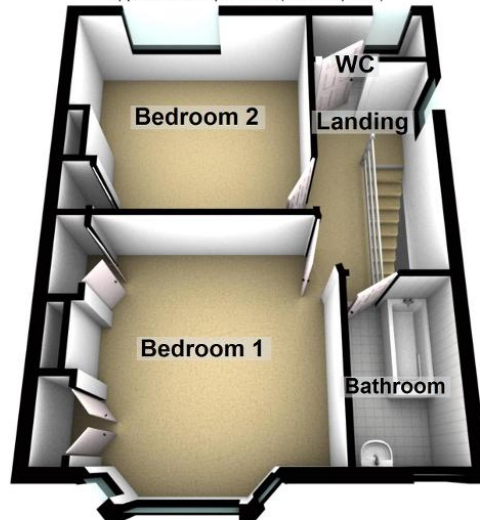
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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