



**2 Bedroom**

Woodlands Rd, Hull, HU5 5EF

Offers Over

**£125,000**



- PERFECT STARTER HOME • INVESTMENT PROPERTY • LOUNGE MODERN BREAKFAST KITCHEN •
- 2 BEDROOMS • FF BATHROOM & GF WC • GAS CENTRAL HEATING SYSTEM • DOUBLE GLAZING •
- LARGE REAR GARDEN • NO CHAIN INVOLVED





## 2 Bedroom Terraced House

Woodlands Rd, Hull, HU5 5EF

Offers Over

**£125,000**

This is a superb opportunity to acquire a bright and spacious starter home or investment property which is perfectly placed within a highly sought-after residential area just off the ever popular Willerby Road.

The super smart property as arranged to 2 floors and briefly comprises of an entrance vestibule/cloaks area, a bright and spacious bay windowed lounge with a modern fireplace, creating a lovely focal point of the room. Leading directly from the lounge is a breakfast kitchen with a range of modern white high gloss units which are further complemented with integrated appliances and contrasting and coordinated fixtures and fittings. There is also space for a breakfast table for informal dining. Conveniently placed within the ground floor is a separate cloaks/W.C. To the first floor there are two aesthetically pleasing and generously proportioned bedrooms and a bathroom with a white three-piece suite with a shower over the bath and soft contrasting tiled surround.

Outside to the rear is a patio/seating area. The spacious garden is mainly laid to lawn with mature trees, plants, flowers and shrubs to the borders.

Additionally, the property benefits from a gas central heating system and double glazing.

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

Internal viewing is highly recommended in order to appreciate the size and standard of the accommodation on offer.



## Location

Willerby Road has all amenities close by for day-to-day living, there are busy local shopping centres nearby. However, the area also has many well visited Retail Parks and High Street stores and supermarkets. The area is also well served with regular public transport connections to the city centre and surrounding areas.

Reputable schools and colleges are close by.

Other amenities include a post office, health centre, library, fitness centre and pool within the Haltemprice sports and leisure centre.

For those who enjoy socialising with friends and family there are many well visited family restaurants and cafe bars within the neighbouring villages of Anlaby and Willerby.

All in all a great place to live!

## Property Description

### Ground Floor

**Entrance** - Partial glazed front entrance door leading to the entrance vestibule.

**Entrance Vestibule** - Staircase off to the first floor. Radiator.

**Lounge** - 14' 1" x 12' 1" (4.3m x 3.7m) Extremes to extremes plus under stairs recess. Double glazed bay window with aspect over the front garden area. Modern fireplace with matching back and hearth housing stone pebble effect living flame gas fire. Under stairs meter cupboard. Coving. Radiator.

**Breakfast Kitchen** - 15' 3" x 8' 1" (4.65m x 2.48m) Extremes to extremes. Double glazed window aspect over the rear garden area. Range of matching white high gloss base, drawer and wall mounted units with brushed steel effect handle detail. Coordinating roll edged laminate work surface housing a hob built-in oven beneath and stainless steel extractor fan over all with a contrasting tiled splash back surround. A further worksurface houses at 1&1/2 bowl single drainer sink unit with a mixer tap over. Plumbing for automatic washing machine.



Space for breakfast table.  
Concealed gas central heating boiler.  
Radiator.  
Part glazed rear entrance door.

**GF WC** - White low flush W.C.  
Feature paneling to the walls.  
Double glazed opaque window.

## First Floor

**Bedroom One** - 15' 1" x 12' 8" (4.62m x 3.87m) Extremes to extremes narrowing to 3.685m.  
Double glazed bay window with aspect over the front garden area.  
Further double glazed window adjacent.  
Built-in storage cupboard with shelves.  
Radiator.

**Bedroom Two** - 10' 1" x 9' 1" (3.08m x 2.79m) Extremes to extremes.  
Double glazed window with aspect over the rear garden area.  
Radiator.

**Bathroom** - White 3-piece suite comprising of a panel bath with an electric shower over and a fixed shower screen, pedestal wash hand basin and low flush W.C. with contrasting tiled surround with chrome effect trim detail.  
Double glazed window.  
Radiator.

## Exterior

**Rear Garden** - Outside to the rear is a patio/seating area.  
The garden is mainly laid to lawn with mature trees, plants and shrubs.  
A path extends to the rear where there is a high-level access gate and gardener's shed.  
External water supply.

**Front Garden** - The front garden area has been laid with fine stone graveling for ease of maintenance and is enclosed with a low-level picket fence and wrought iron access gate.

Council tax band: A

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C	69   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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