

Whitakers

Estate Agents



150 Worcester Road, Hull, HU5 5UY

£98,000

**** NO ONWARD CHAIN ****

Introducing this mid-terrace style property which suits a number of buyers ranging from a first time buyer to a young family, or even an investor.

Briefly comprising entrance lobby, lounge, fitted kitchen and rear lobby leading to a cloakroom and bedroom three / dining room.
The first floor boasts a fitted master bedroom, good second bedroom, and a bathroom furnished with a two-piece suite.

Externally to the front aspect there is a paved courtyard with brick walling to the perimeter.
The rear garden is partly laid to lawn, and complimented by a patio seating area. A path leads to a gate in the boundary fencing which opens to the rear ten-foot, and detached garage.

The accommodation comprises

Front external



Externally to the front aspect there is a paved courtyard with brick walling to the perimeter.

Ground floor

Entrance lobby

UPVC double glazed door, central heating radiator, and carpeted flooring. Leading to :

Lounge



UPVC double glazed bay window, central heating radiator, gas fire with tiled hearth and wooden surround, and carpeted flooring.

Kitchen



UPVC double glazed window, laminate flooring, and fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, and integrated oven with hob and extractor hood above.

Rear lobby

Wooden door to the rear garden, and laminate flooring. Leading to :

Bedroom three / dining room



Two UPVC double glazed windows, central heating radiator, en-suite shower room, and carpeted flooring.

W.C

Laminate flooring, and furnished with a low flush W.C.

First floor

Landing

With access to the loft hatch, and carpeted flooring. Leading to :

Bedroom one



Two UPVC double glazed windows, central heating radiator, fitted wardrobes and cupboards, and carpeted flooring.

Bedroom two



UPVC double glazed window, central heating radiator, and carpeted flooring.

Bathroom



UPVC double glazed window, central heating radiator, fully tiled with laminate flooring, and furnished with a two-piece suite comprising panelled bath, and vanity sink.

Rear external



The rear garden is partly laid to lawn, and complimented by a patio seating area. A path leads to a gate in the boundary fencing which opens to the rear ten-foot, and detached garage. The residence also benefits from having an outside tap.

Tenure

The property is held under Leasehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 0003038401500A

Council Tax band - A

EPC rating

EPC rating - TBC

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested (unless

otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

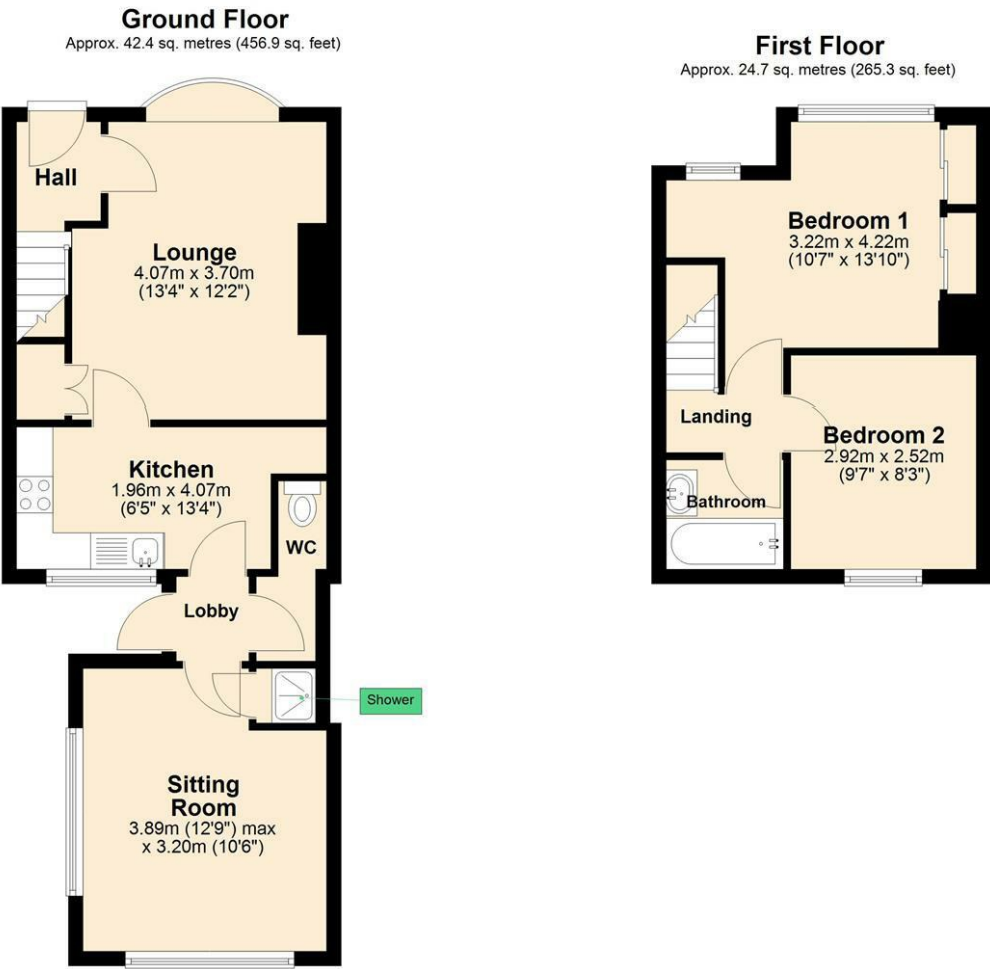
Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration

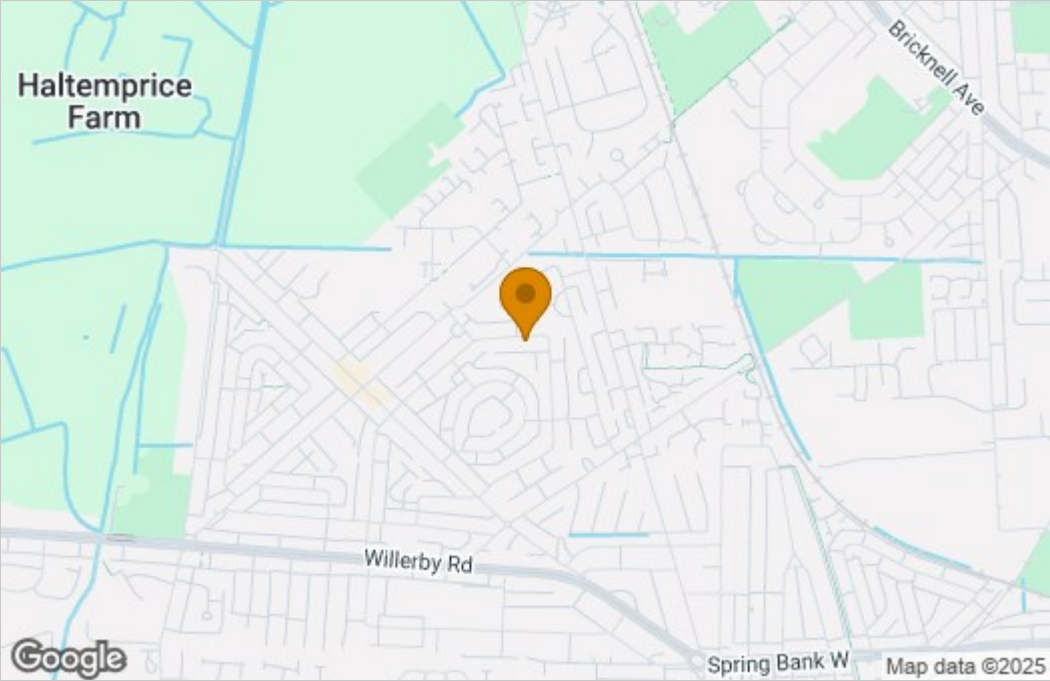
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Floor Plan

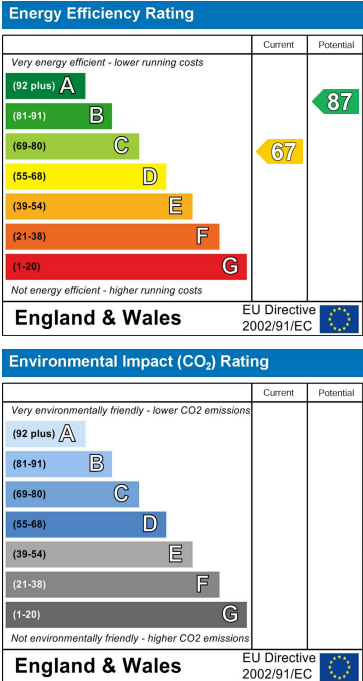


Total area: approx. 67.1 sq. metres (722.2 sq. feet)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.