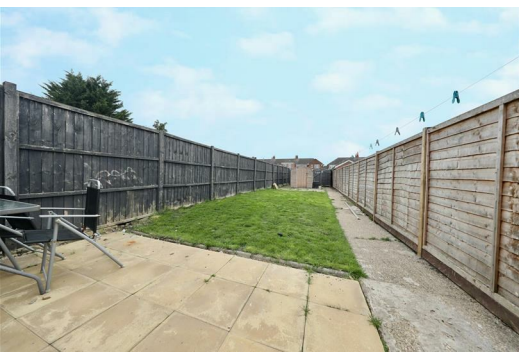




**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **91 Worcester Road, Hull, HU5 5XB**

### **Offers over £130,000**

Nestled on Worcester Road, this charming mid-terrace house offers a perfect blend of comfort and convenience. Situated just off Wold Road, this property boasts easy access to esteemed schools, local amenities, and excellent transport links to Hull city centre and Willerby.

As you approach, you'll appreciate the convenience of off-street parking right at the front of the house, making coming home a breeze. Step inside to discover a spacious 20-foot lounge/dining room, perfect for relaxing with family or entertaining guests.

This delightful home features three cosy bedrooms, offering plenty of space for a growing family or those in need of a home office.

One of the highlights of this property is the generous garden at the rear, providing a lovely outdoor space for children to play, for gardening enthusiasts to indulge their passion, or for hosting summer barbecues with friends and family.

Don't miss out on the opportunity to make this lovely mid-terrace house on Worcester Road your new home. With its convenient location, ample living space, and charming garden, this property offers a wonderful opportunity for comfortable living in Hull.

## GROUND FLOOR

### ENTRANCE HALL

With stairs to 1st floor

### LOUNGE/DINING ROOM

20'3 max x 13'10 max (6.17m max x 4.22m max)

With understairs cupboard

### KITCHEN

10' max x 7'4 max (3.05m max x 2.24m max)

With a range of eye level and base level units with complementing work surfaces, sink and drainer unit, electric cooker, electric hob with overhead extractor fan, space for fridge-freezer, plumbing for washing machine and door to rear garden.

### SHOWER ROOM

10' max x 4'10 max (3.05m max x 1.47m max)

With low-level WC, vanity handbasin, shower cubicle with overhead shower, heated towel rail, floor to ceiling tiles.

## FIRST FLOOR

### BEDROOM 1

13'10 max x 10'4 max (4.22m max x 3.15m max)

### BEDROOM 2

9'7 max x 5'10 max (2.92m max x 1.78m max)

### BEDROOM 3

9'6 max x 7'7 max (2.90m max x 2.31m max)

## OUTSIDE

Front of the property is mainly laid with gravel providing off-street parking.

The rear garden is mainly laid to lawn with a paved patio area and a timber shed.

## CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

## DOUBLE GLAZING

The property has the benefit of double glazing.

## TENURE

Symonds + Greenham have been informed that this property is Leasehold.

## COUNCIL TAX BAND

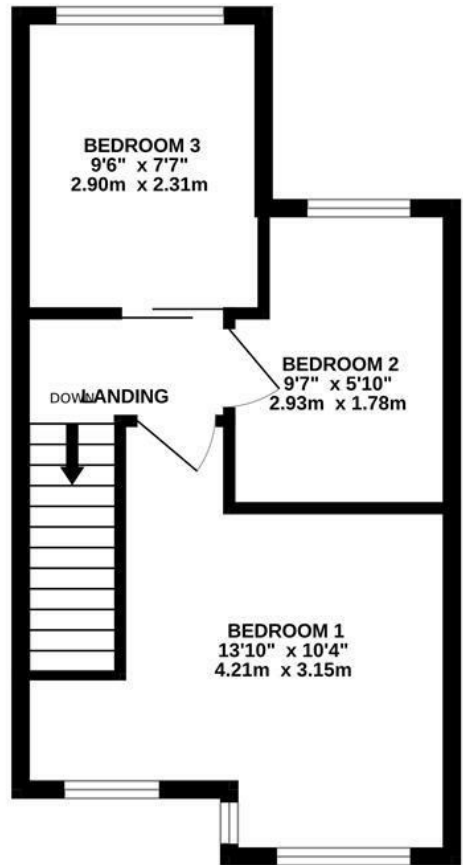
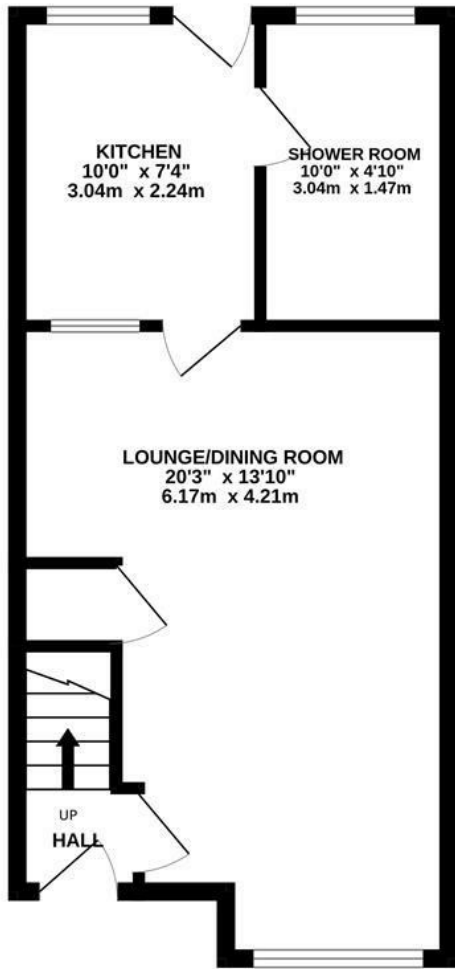
Symonds + Greenham have been informed that this property is in Council Tax Band A.

## DISCLAIMER

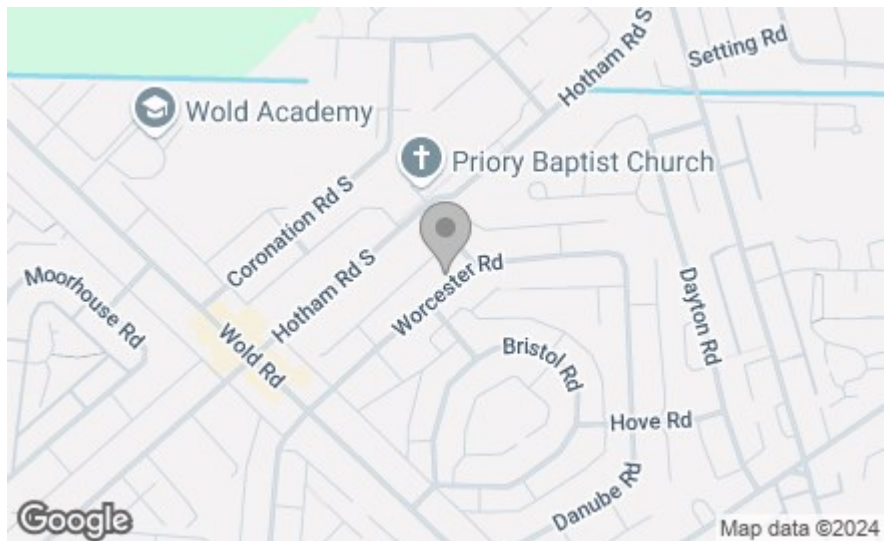
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

## VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
Current	Potential
	<b>84</b>
<b>63</b>	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential