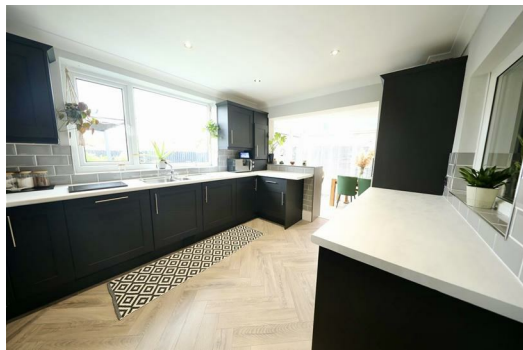




SYMONDS + GREENHAM

Estate and Letting Agents



158 Worcester Road, Hull, Yorkshire HU5 5UY **£150,000**

OUTSTANDING TWO BED END OF TERRACE - STYLISH AND MODERN - SUBLIME CORNER PLOT

Nestled on Worcester Road in Hull, this exceptional two-bedroom end of terrace property is a true gem waiting to be discovered. Boasting a prime corner plot location, this home offers a perfect blend of comfort and convenience. Step inside to find two inviting reception rooms, ideal for entertaining guests or simply unwinding after a long day. The lounge exudes warmth, while the kitchen is a culinary haven waiting for your creative touch. An extended area serves as a versatile space for dining or relaxing, adding a touch of luxury to everyday living. Conveniently located, this property is a stone's throw away from a plethora of amenities including shops, supermarkets, cafes, bars, and restaurants. For families, top-rated schools are within easy reach, ensuring quality education for your loved ones. Excellent transport links further enhance the appeal of this desirable location. Outside, the property offers parking at the front for your convenience, while the rear garden provides a tranquil retreat with its lush lawn, perfect for enjoying the outdoors in the comfort of your own home. Don't miss this opportunity to own a charming home in a sought-after area that offers both comfort and convenience. Book a viewing today and step into your future with this delightful end of terrace property on Worcester Road.

DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

LIVING ROOM

20'0 x 11'0 max (6.10m x 3.35m max)

A wonderful family room with excellent natural light.



KITCHEN

12'0 x 9'1 max (3.66m x 2.77m max)

With a range of eye level and base level units and complimenting work surfaces, a sink and drainer unit, plumbing for a washing machine, space for a tumble dryer and an integrated dishwasher.



DINING ROOM

8'0 x 10'0 max (2.44m x 3.05m max)

Another excellent space that is part of a side extension, providing another wonderful family area.

SITTING ROOM

12'0 x 12'0 max (3.66m x 3.66m max)

Another recreation space.

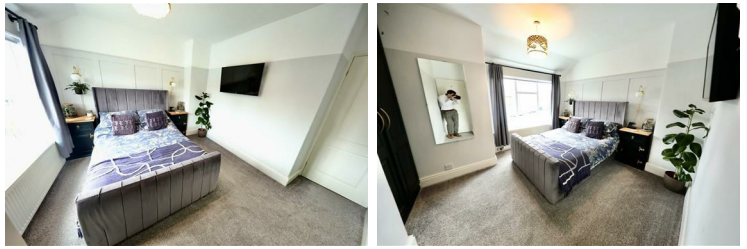


FIRST FLOOR

BEDROOM 1

13'0 x 9'1 max (3.96m x 2.77m max)

A brilliant bedroom with space for storage.



BEDROOM 2

9'0 x 8'0 max (2.74m x 2.44m max)

Another fantastic bedroom.



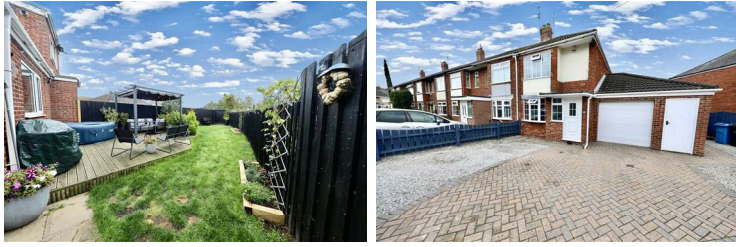
SHOWER ROOM

With a low level WC, a hand basin and a walk in shower.



OUTSIDE

The property benefits from off street parking for multiple vehicles and a generous rear garden that is laid to lawn with an area of decking.



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 Freehold

If you require more information on the tenure of this property please contact the office on 01482 444200.

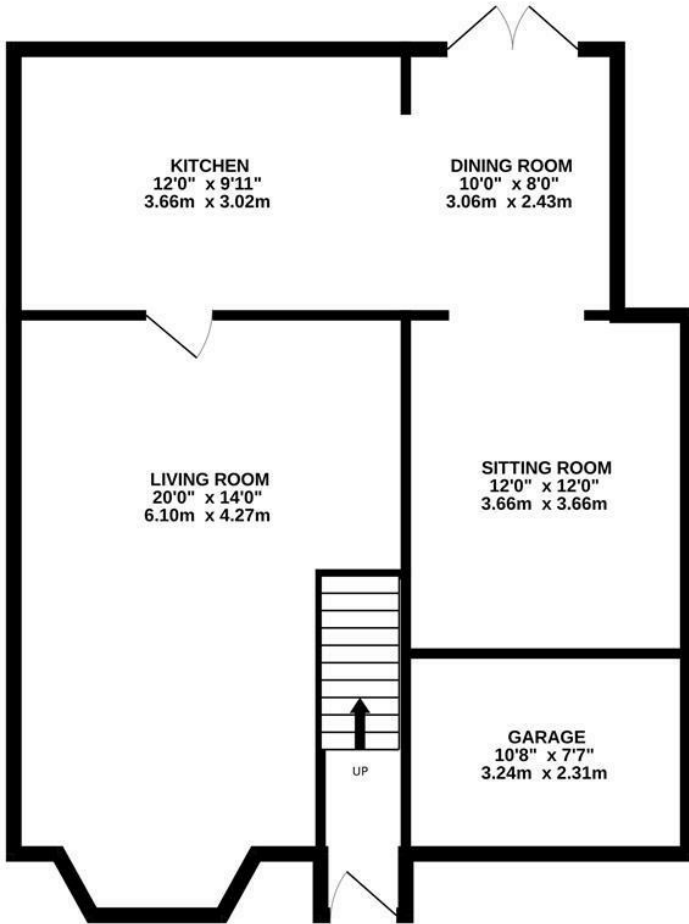
COUNCIL TAX

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

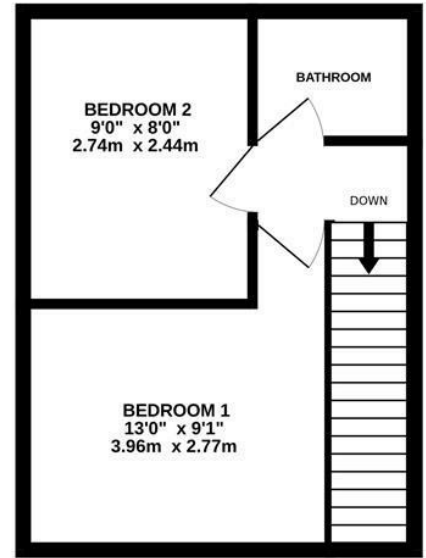
DISCLAIMER

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.

GROUND FLOOR
768 sq.ft. (71.4 sq.m.) approx.

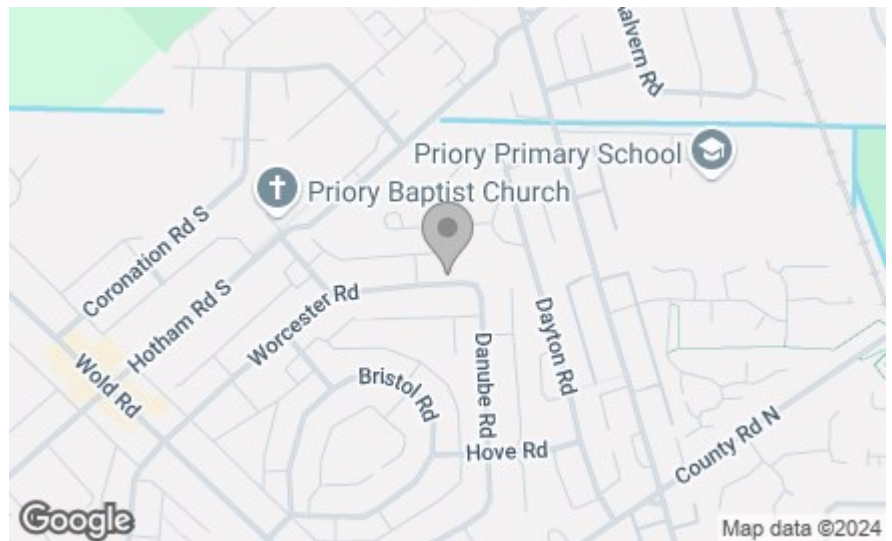


1ST FLOOR
301 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA : 1069 sq.ft. (99.3 sq.m.) approx.

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
Very energy efficient - lower running costs	
(82 plus) A	
(81-81) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(02 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC