

Whitakers

Estate Agents



5 Worsborough Close, Hull, HU8 9XH

Guide price £250,000

GUIDE PRICE £250,000 - £260,000

A Spacious and Well-Presented Four-Bedroom Detached Home which offers no chain.

Situated in a cul-de-sac location within a highly sought-after residential development to the east of Hull, this modern detached property offers an ideal setting for growing families. With generous living space, established gardens, and within close proximity to well regarded local Primary Schools and amenities. This home is a must-see for the growing family.

This property briefly comprises of a lower floor with a spacious lounge, family dining room, fitted kitchen and downstairs toilet, with an upper floor comprising of four well-proportioned bedrooms (master boasting an en-suite which was renovated December 2024) and a family bathroom. The property also includes an established rear garden, side driveway for three cars, an attached brick-built garage and loft space accessed from the upstairs landing.

The Property Comprises

Reception Hall



Attractive oak floor covering, staircase off, radiator and useful under stairs storage cupboard.

Downstairs toilet



Oak floor covering continues. A dual flush low level wc, wash hand basin within a vanity unit and tiled walls.

Lounge 10'7" x 18'1" (3.25 x 5.52)



Again, oak floor covering continues. Square bay window and a feature arched window to the front aspect, two radiators and an Adam style fire surround with onyx effect back and hearth incorporating an inset coal effect gas fire.

Dining Room 10'5" x 8'7" (3.20 x 2.62)



Having French Doors out to the garden, this is an ideal room for a dining area for the family.

Kitchen 13'9" x 9'2" (4.20 x 2.80)



A good range of fitted floor and wall units with contrasting preparation surfaces having an inset sink unit with mixer tap. Majority tiled walls, integrated washing machine and a dishwasher, including an oven and induction hob along with an overhead stainless steel extractor canopy.

Landing



Window to the side aspect and a built in storage cupboard. Access to the loft.

Master bedroom 11'11" x 11'8" (3.64 x 3.56)



Square bay window to the front aspect, large

fitted wardrobes with sliding doors and down lighters. The room also has fitted bedside cabinets and a radiator. This room also benefits from an en-suite.

En Suite



A plumbed shower unit within an independent corner enclosure, a dual flush low level wc within a vanity unit and a wash hand basin within a vanity unit. Chrome heated towel rail, spotlights to the ceiling and an extractor fan.

Bedroom Two 10'9" x 9'0" (3.29 x 2.76)



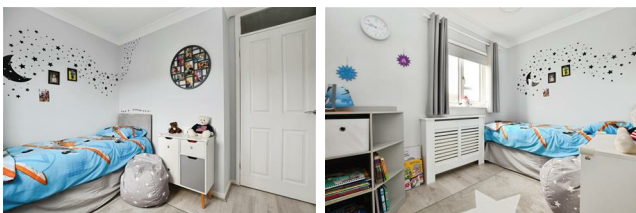
This spacious double bedroom has a window to the rear aspect and a radiator.

Bedroom Three 10'7" x 6'5" (3.24 x 1.98)



Window to the front aspect and a radiator

Bedroom Four 7'9" x 8'11" (2.38 x 2.74)



Window to the rear aspect and a radiator

Family Bathroom



A white suite to comprise panelled bath, a dual flush low level wc and a wash hand basin within a vanity unit. Spotlights to the ceiling, a chrome heated towel rail and there is a plumbed shower unit over the bath with a shower screen to the bath side.

Gardens



To the rear there is an established garden laid to lawn, with stocked borders and beds, a paved patio area and outside lighting. The garden is not overlooked, making it ideal for families and entertaining.

Garage

Accessed by a brick block side driveway, attached, brick built, with an up and over vehicular door and electricity supply.

Council Tax

Hull City Council - Band D

Tenure

The property is Freehold.

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 sales 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.

Material Information:

Construction - Brick built under a tiled roof

Conservation Area - No

Flood Risk -Low

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

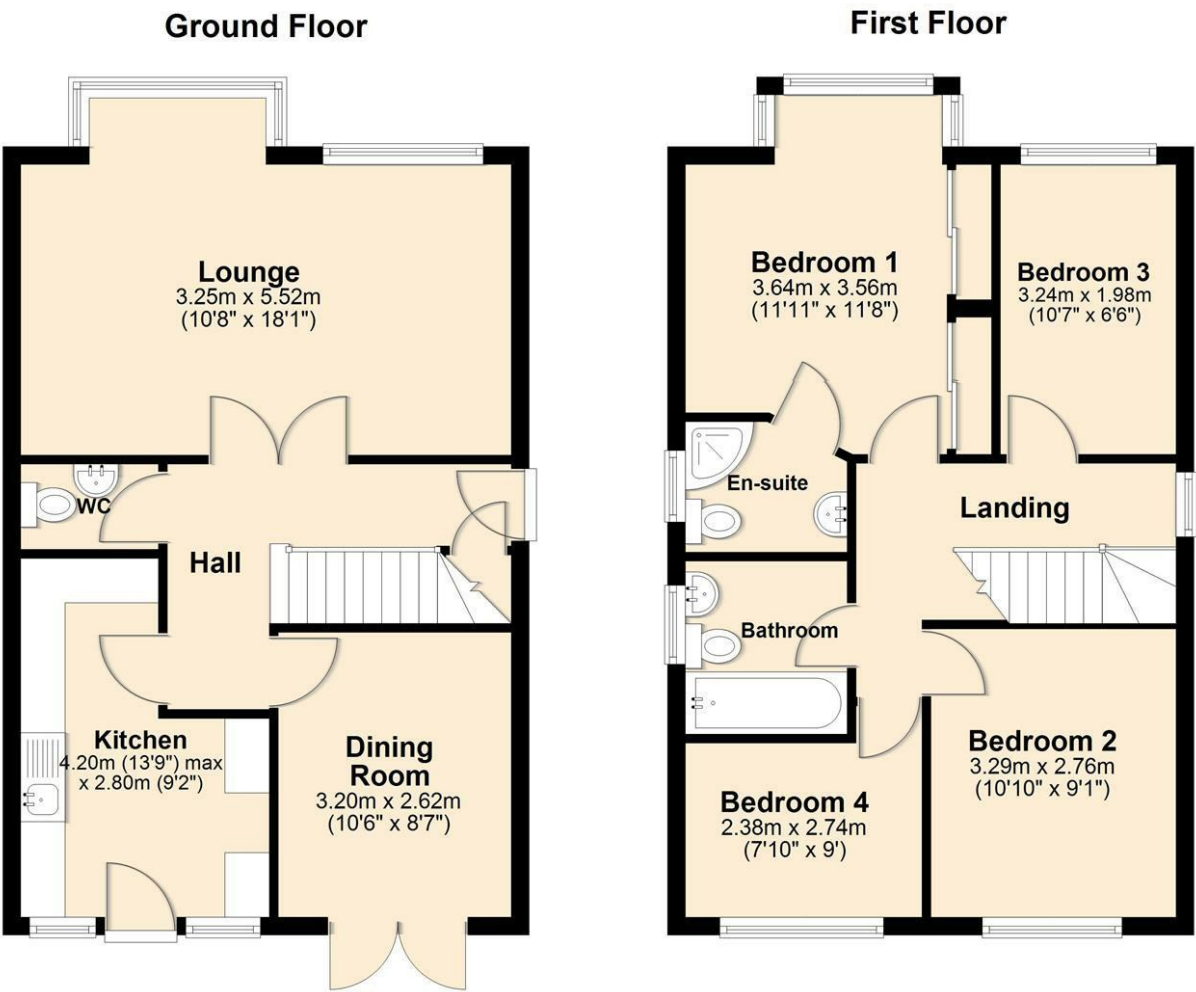
Broadband - Basic 5 Mbps Ultrafast 1000 Mbps

Coastal Erosion - No

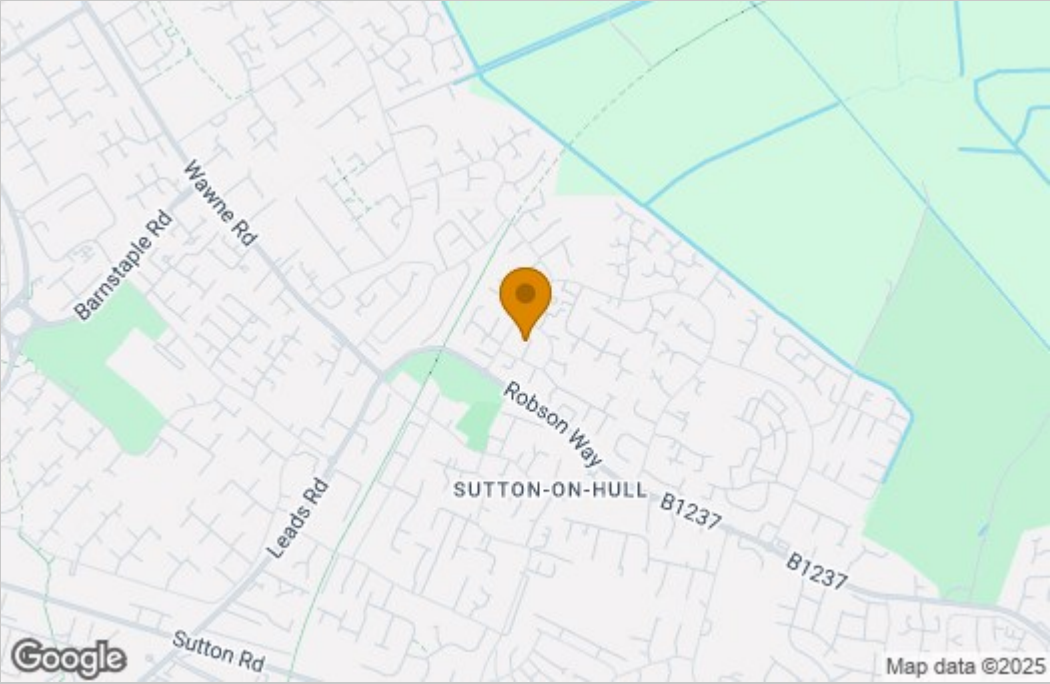
Coalfield or Mining Area -No

Planning -No.

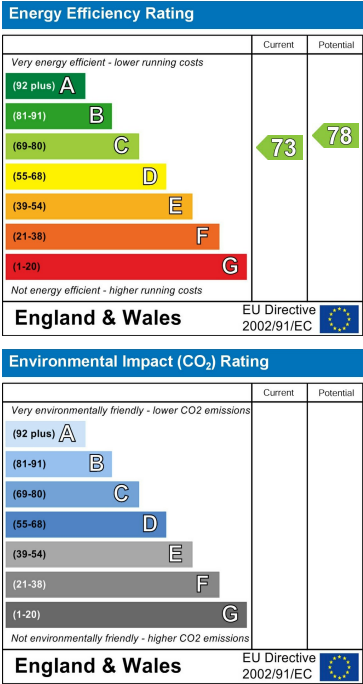
Floor Plan



Area Map



Energy Efficiency Graph



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