



Worsley House, 894 Hessle Road
Hull

Guide Price £70,000 – £80,000

WIGWAM

Worsley House, Hull

- SPACIOUS FIRST FLOOR APARTMENT
- 2 LARGE BEDROOMS
- ALLOCATED PARKING SPACE
- LEASEHOLD
- GATED COMMUNITY
- CLOSE TO AMENITIES

This spacious first-floor apartment is perfectly situated at the rear of the building for a quiet and peaceful living environment, away from the main road.

The property briefly offers a large fitted kitchen, a generously sized lounge, two double bedrooms, and a modern bathroom.

Further benefiting from a dedicated parking space, the apartment is located within a secure, gated community. The property is also within close proximity to Pickering Park, an ideal location for walking, children's play, and pets. Residents will also enjoy the convenience of nearby schools, supermarkets, and local shops.

This is a fantastic opportunity to acquire a well-located and secure apartment.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





Lounge

With carpet flooring, windows, tv aerial, Sky connections and electric heaters.

Kitchen/Diner

With vinyl flooring, laminate work surfaces, space for appliances, washing machine, fridge/freezer, sink/drainage, hob, oven, extractor hood, window, electric heater and breakfast bar.

Bedroom 1

With carpet flooring, electric heater and windows.

Bedroom 2

With carpet flooring, window, fitted wardrobe and electric heater.

Bathroom

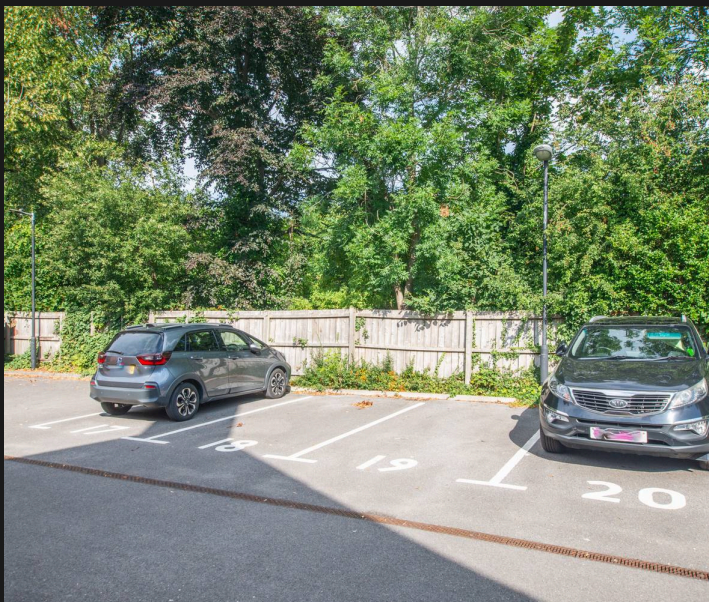
With tiled flooring, bath cubicle, shower attachment, WC, wash hand vanity basin and towel radiator.

Outside


The property benefits from 1 allocated parking space.

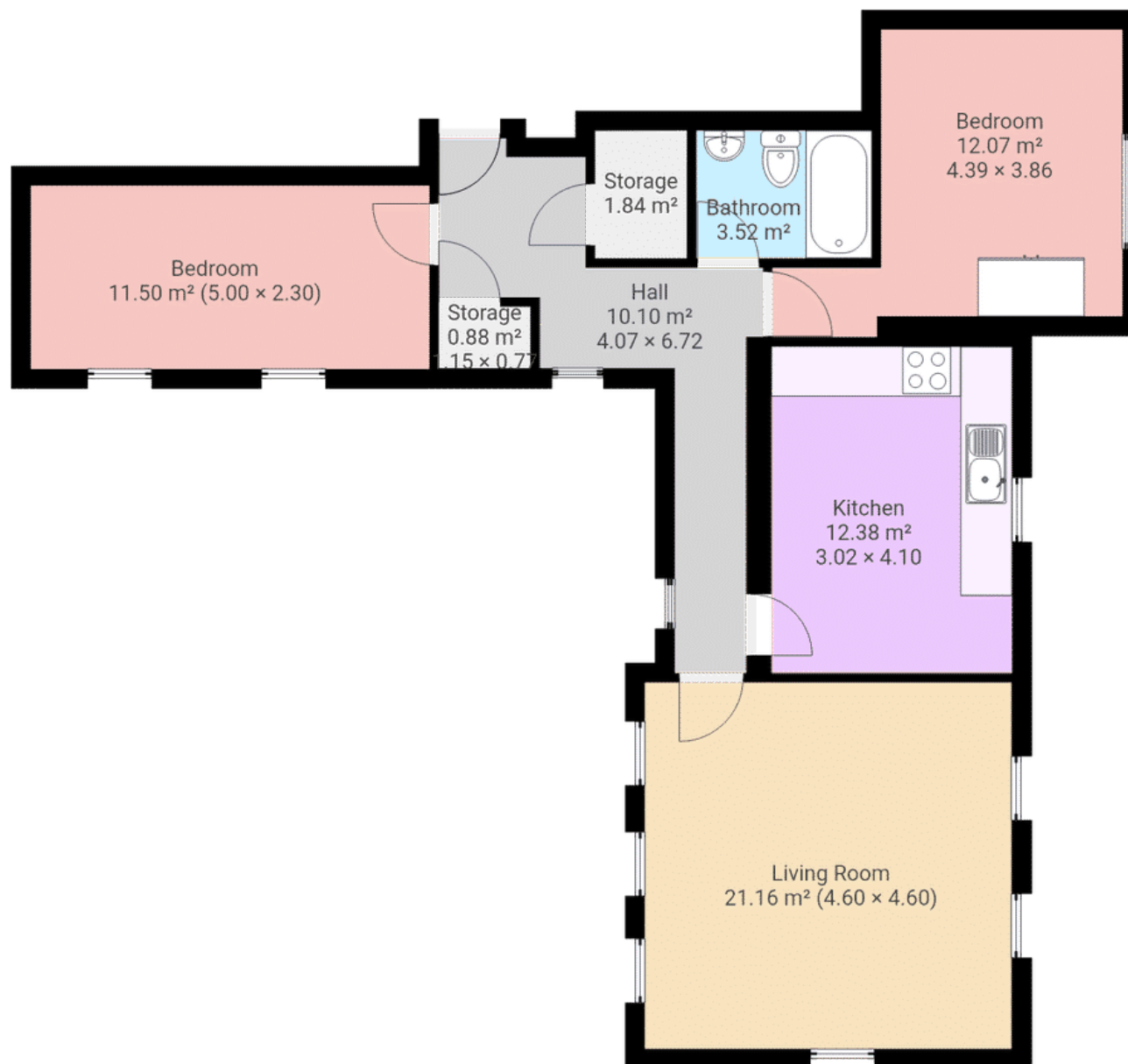
Lease Details

Service charge - £192.17 per month Years left on the lease - 138 years Ground rent - £170 per year



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		



This floor plan is provided without warranty of any kind. All measures have been taken to ensure quality and accuracy, however we disclaim any warranty including, without limitation, satisfactory quality or accuracy of dimensions.



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