









welcome to

Worthing Street, Hull

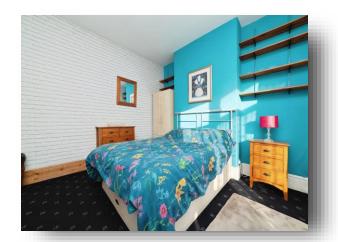
Located on Worthing Street, this 2 bedroom property is close to local amenities, is ideal for an investment property and has easy bus routes to the city centre.













Entrance Hall

With a door to the front leading into the property, stairs leading to the upper floor, a radiator and access to the lounge and dining room.

Lounge

11' 11" plus bay x 13' 5" (3.63m plus bay x 4.09m) A cozy living area with shelving, a radiator and a double glazed bay window to the front.

Dining Room

10' 11" x 14' 2" (3.33m x 4.32m)

With a gas heater, a radiator, a storage cupboard under the stairs, a double glazed window to the rear and access to the kitchen.

Kitchen

10' 5" x 10' 2" (3.17m x 3.10m)

Housing a fitted kitchen with a range of wall and base units, work surfaces, a sink and drainer unit, space for a cooker, space for a fridge freezer, plumbing for a washing machine, a radiator, a double glazed window to the side and access to the back hall and ground floor W/C.

Back Hall

With access to the ground floor W/C and a door leading to the rear garden.

Ground Floor W/C

With a W/C and a radiator.

Landing

A split landing with access to the bedrooms and the family bathroom.

Bedroom 1

10' 11" \times 14' 2" (3.33m \times 4.32m) With two storage cupboards, a radiator and a double glazed window to the front.

Bedroom 2

9' 11" x 10' 11" (3.02m x 3.33m) With a storage cupboard, a radiator and a double glazed window to the rear.

Bathroom

With a W/C, a pedestal wash hand basin, a bath with a mixer tap, a radiator and a cupboard housing the boiler unit.

Rear Garden

An easily maintained garden with a concrete ground, a brick raised flower bed and a wooden fence surround.





welcome to **Worthing Street, Hull**

- Convenient location
- Close to local amenities
- Ideal investment property
- Easy bus routes to city centre

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in the region of

£110,000





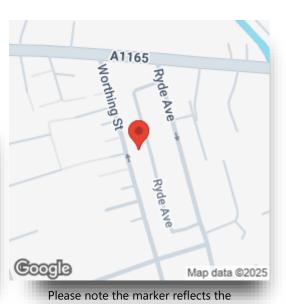
directions to this property:

on: 01482 447748

See below map for property location, for more information on

the local area please contact your local residential sales team





view this property online williamhbrown.co.uk/Property/NEA120100



Property Ref: NEA120100 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the

property and other important matters before exchange of contracts.





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postcode not the actual property



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