



136 Worcester Road, Hull, East Yorkshire, HU5 5UZ

- Well Presented Mid Terrace House
- Viewing Highly Recommended
- Front Facing Lounge
- Three Bedrooms (Box Bedroom Three) and Bathroom
- Enclosed Rear Garden with Decking
- Ideally Suited to the First Time or Investment Buyer
- Entrance Hall with Stairs off
- Kitchen with open plan access into Garden Room
- Off Road Parking to the Front
- Rear Ten Foot with access to Garage

Offers In The Region Of £139,500



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136 Worcester Road, Hull, East Yorkshire, HU5 5UZ

Well presented mid terrace house, ideally suited to the first time or investment buyer. Located off Willerby Road this super home is recommended for an early viewing to appreciate the accommodation provided. Entrance hall with stairs off to the first floor, front facing lounge, kitchen with open access into the well proportioned garden room. On the first floor can be found the three bedrooms (box bedroom three) and a bathroom. Off road parking space to the front, rear garden area with decking and garage (accessed from the rear ten foot). Gas fired central heating system and double glazing. Viewing via Leonards please.

Location

Located off Willerby Road and Wold Road, the property is within a short commute of local amenities in Willerby and the Anlaby retail park.

Entrance Hall

Main front entrance door provides access into the property. Stairs lead off to the first floor accommodation, radiator and access into:

Lounge

11'0" x 13'3" (3.359m x 4.042m)

A lovely front facing room with window, inset fire and radiator. Access into:

Kitchen

13'10" x 6'7" (4.238m x 2.007m)

Fitted with a range of base and wall units with work surfaces over incorporating a single drainer sink unit. Appliances of electric oven and hob with hood over, space for washing machine, dryer and fridge/freezer. Wall mounted gas fired central heating boiler. Open plan access into:

Garden Room

11'7" x 14'6" (3.539m x 4.421m)

A fabulous addition to the property which provides versatile space. Overlooking the rear garden with doors to the rear. Radiator.

First Floor Landing

Access to roof void and access to all rooms off.

Bedroom One

8'3" x 9'7" (2.525m x 2.935m)

Window to the rear elevation and radiator.

Bedroom Two

6'11" x 10'5" (2.124m x 3.195m)

Window to the front elevation and radiator.

Box Bedroom Three

6'8" x 5'5" (2.046m x 1.664m)

Window to the front elevation, radiator and bulkhead for the stairs.

Bathroom

5'4" x 4'10" (1.626m x 1.493m)

Containing a white three piece suite of bath with shower over, wash hand basin and WC. Window to the rear elevation, tiling to the walls. Radiator.

Outside

Off road parking to the front and enclosed rear garden area with artificial lawn and decked areas. To the rear there is a single garage which is accessed from the ten foot.

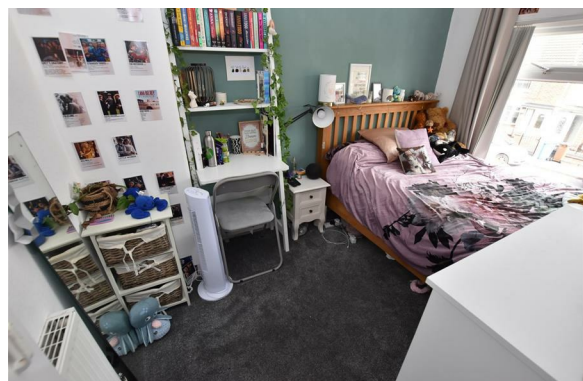
Garage

7'8" x 15'7" (2.352m x 4.766m)

With up and over door, light, power and side personnel access door.

Energy Performance Certificate

The current energy rating on the property is D (60)



Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band A for Council Tax purposes. Local Authority Reference Number 00030384013606. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procurement fee they receive. We also receive a referral fee for survey instructions passed to Graham Gibbs Associates of £20 + VAT (£24 including VAT).

Services

The mains services of water, gas and electric are connected. Prospective occupants are advised to check the Ofcom website for mobile/broadband coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Tenure

The tenure of this property is Leasehold on a 999 year lease less 21 days from 24th June 1938. Ground rent £30.

Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

Free Sales Market Appraisal/Valuation

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire. *Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.

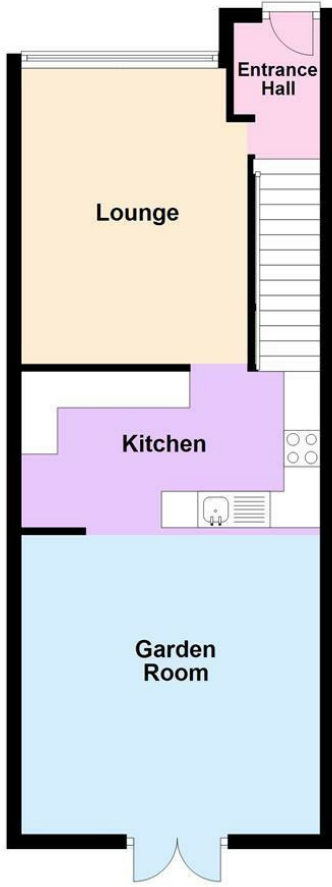


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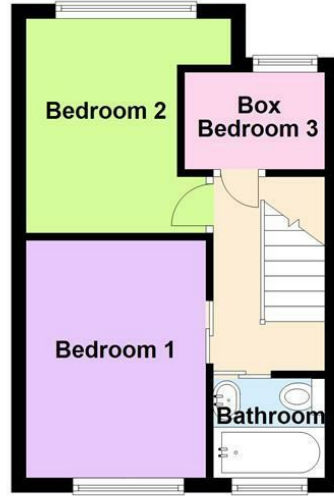


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Ground Floor



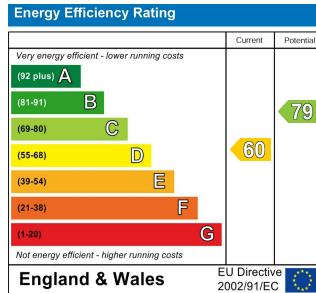
First Floor



Potential Layout for guidance purposes only.
Room Measurements are approx.

Plan produced using PlanUp.

136 Worcester Road, Hull



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