



17 Worsley House, 894 Hessle High Road

Hull

HU4 6SA

Guide £95,000

It gives us great pleasure to offer onto the market this 2 Bedroom ground floor apartment situated in this Grade II listed building. The property has undergone a major refurbishment programme by the present owners with no-expense-spared. The meticulously maintained accommodation briefly comprises a communal Hallway with intercom system, private Entrance Hall with useful storage cupboard, Lounge/Dining Room with bespoke feature style library with fitted moving ladder opening to recently installed fitted Kitchen with integrated oven and hob, master Bedroom with quality high-end fitted wardrobes, Bedroom 2/Office with bespoke fitted combined desk and pull-down bed unit, recently installed fitted Shower Room including twin sinks. The property also benefits from secondary double glazing, recently fitted electric heating together with recently laid Amtico flooring. Outside the property enjoys communal gardens together with electric gates leading to residents private parking.



Property Features

- Ground Floor Apartment
- High Standard Of Quality Fixtures And Fittings
- 2 Bedrooms
- Communal Grounds And Private Residents Parking
- Outstanding Accommodation
- No Upward Chain
- Recent High Quality Refurbishment
- Viewing Highly Recommended

Full Description

LOCATION

This grade two listed building is well placed for access to amenities just short travelling distance to Hesse itself which boasts shops as well as Sainsbury's supermarket and provides good access for Hull City Centre itself, the Humber Bridge and for the motorway network.

THE ACCOMMODATION COMPRISES

MAIN COMMUNAL HALLWAY

With intercom system.

GROUND FLOOR APARTMENT

PRIVATE ENTRANCE HALLWAY

16' 0" x 7' 3" (4.88m x 2.21m)

Measurements narrowing to 4'9". With main entry door, high quality

laid Amtico flooring, high heat retention Dimplex storage heater, down lighters and built-in cupboard housing hot water cylinder.

LOUNGE/DINER

17' 3" x 16' 4" (5.26m x 4.98m)

With multi paned windows overlooking the front and side having secondary double glazing, bespoke fitted Library unit with fitted moving ladder, TV point, two high heat retention Dimplex storage heaters and opening to :-

LUXURY KITCHEN

12' 9" x 8' 11" (3.89m x 2.72m)

With fitted base and wall-mounted units, quartz worktop surface areas, ceramic sink with mixer tap, built-in Neff double combination oven, Smeg induction hob, plumbing for automatic washing machine and dishwasher, multi pane window overlooking the front having secondary double glazing, downlighters.

BEDROOM 1

12' 7" x 12' 10" (3.84m x 3.91m)

With bespoke fitted quality wardrobes including cupboards and drawers, multi pane window overlooking the side having secondary double glazing, vertical blind & remote roller blind, high heat retention Dimplex storage heater.

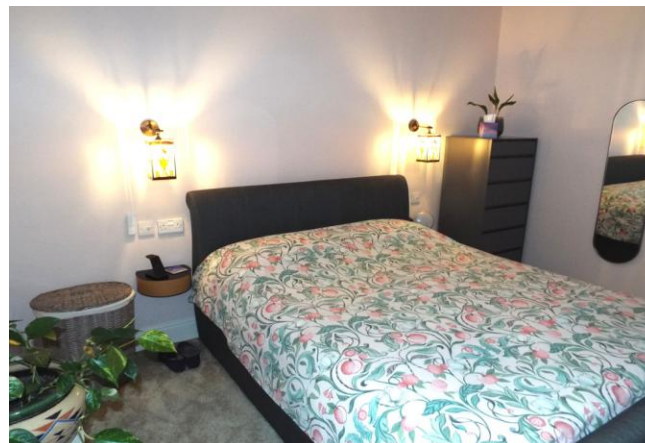
BEDROOM 2/OFFICE

11' 11" x 7' 3" (3.63m x 2.21m)

With a fitted bespoke fitted unit with desk and pull down bed together with storage and cupboards, two multi-paned windows overlooking the front having secondary double glazing, dimplex heater and Amtico flooring.

SHOWER ROOM

With walk-in shower, twin sinks having mixer taps and storage



Full Description

below, tall radiator/towel rail, down lighters, low level WC, Amtico flooring, extractor and shaver point.

OUTSIDE

The property stands in delightful communal grounds with electric gate which leads to private residents parking area.

TENURE

We believe the tenure of this property to be Leasehold (to be confirmed by the vendor's solicitors). We understand the service charge is £183.85 per month and the ground rent is £170 per year. The Lease is 155 years from 1st September 2005.

VIEWING

TO VIEW, PLEASE CALL OUR NEWLAND AVENUE OFFICE ON 01482 472900.

ALL MEASUREMENTS ARE APPROXIMATE AND FOR GUIDANCE ONLY

The mention of any appliances and/or services within these particulars does not imply they are in full and efficient working order.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if travelling some distance to view the property.

Neil Kaye Estate Agents for themselves and the vendors or lessors of this property whose agents they are, given notice that these particulars are produced in good faith, are set out as a general guide

only and do not constitute any part of a contract.

NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE TO BE RELIED UPON AS STATEMENTS OR REPRESENTATIONS OF FACT

Monday to Friday 9am to 5pm

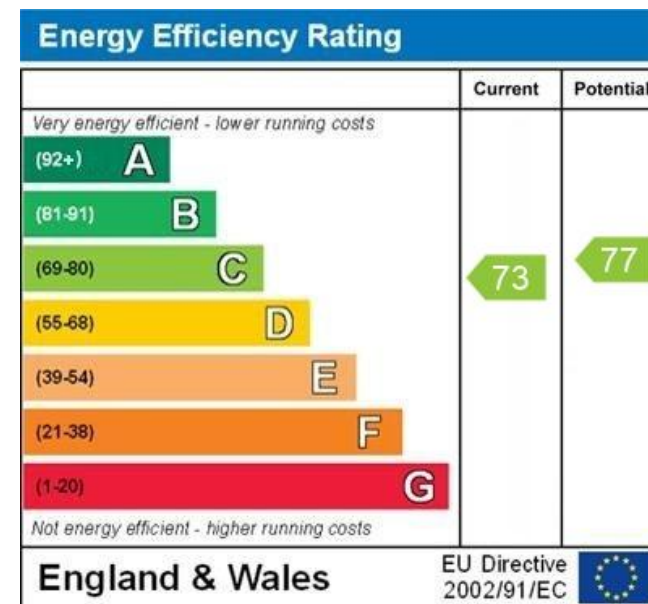
Saturday 10am to 1pm.





DRAFT FLOOR PLAN ONLY- AWAITING VENDORS APPROVAL

All measurements are approximate and for display purposes only



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