



Worcester Road, Hull HU5 5UZ

Welcome to

Worcester Road, Hull

GUIDE PRICE £100,000 - £110,000

Lovely Family Home On Worcester Road with - Entrance Hall, Lounge/Diner, Fitted Kitchen, Family Shower Room, 3 Bedrooms, Gardens & Garage!
Book your viewing today!



Entrance Hall

With double glazed door to the front with matching side screen.

Lounge/Diner

With double glazed bow window to the front, feature fireplace housing electric fire, wall light points, 2 radiators, understairs cupboard and coving to the ceiling.

Kitchen

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, electric hob, electric oven and microwave, cooker-hood, radiator, double glazed window to the rear and double glazed door to the side.

Shower Room

Shower Room with walk in shower, vanity wash hand basin, low level wc, feature radiator and double glazed window to the rear.

First Floor

Landing

With radiator and loft access.

Bedroom 1

With double glazed window to the front, decorative ceiling rose, fitted wardrobes and boiler housed in cupboard.

Bedroom 2

With double glazed window to the rear and fitted wardrobes.

Bedroom 3

With double glazed window to the rear and fitted cupboard.

Outside

Front Garden

With wall, wrought iron gate, path and plants and shrubs.

Rear Garden

With lawned area, wall, borders housing plants and shrubs, path, trees, fencing and rear access gate.

Garage

Garage with power, window to the side and remote controlled roller shutter door.



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Welcome to

Worcester Road, Hull

- GUIDE PRICE £100,000 - £110,000
- Well Presented, 3 Bedroom Home On Worcester Road
- Open Plan Lounge/Diner
- Modern Family Shower Room
- Garage

Tenure: Freehold EPC Rating: D
Council Tax Band: A

guide price

£100,000 - £110,000

Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY111643 - 0004

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 guidance 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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