



Worcester Road, Hull, HU5 5XE
Offers Over £115,000

Philip
Bannister
Estate & Letting Agents

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Key Features

- Ideal 2 Bedroom Starter Home
- Early Viewing Is A Must
- Entrance Hall, Lounge, Dining Area
- Breakfast Kitchen, Bathroom
- Gardens Front & Rear, Garage
- No Chain Involved.
- EPC - D

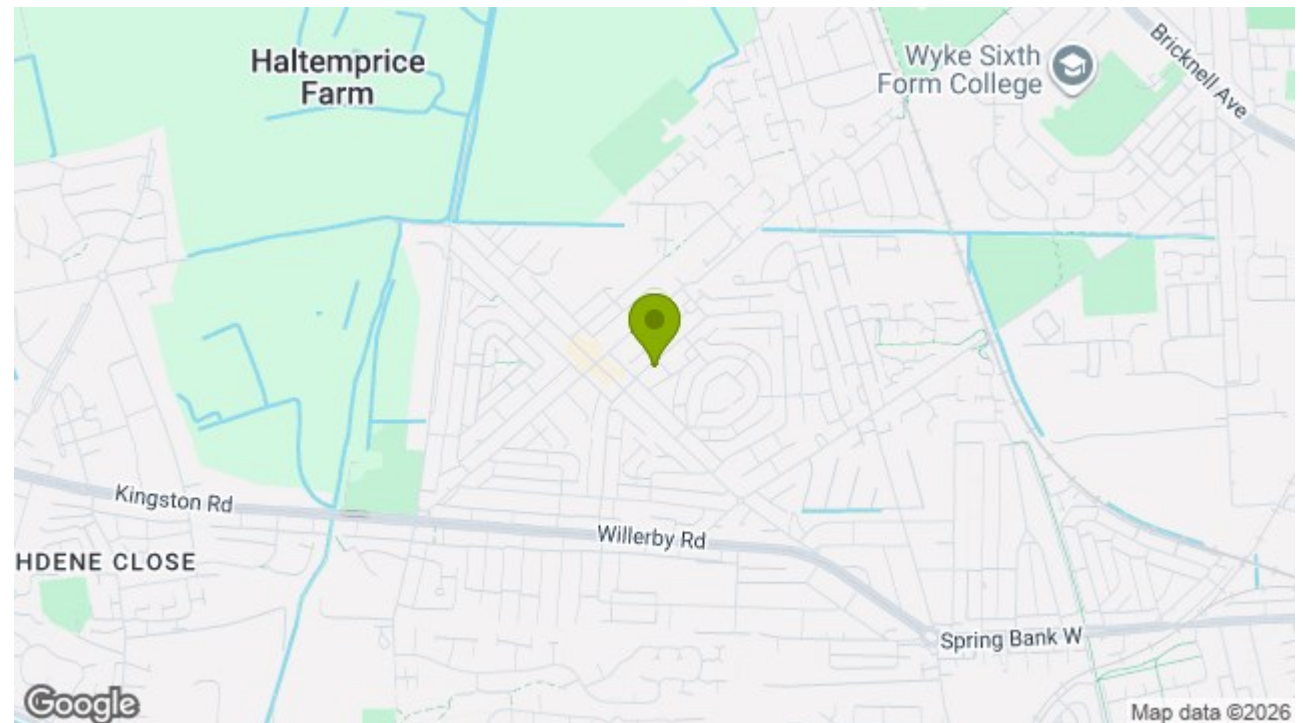
A superb starter home offered with no onward chain, ready for immediate occupation. Ideally situated just off the ever-popular Wold Road area, the property enjoys convenient access to well-regarded schools and a range of local amenities.

The accommodation briefly comprises an inviting entrance hall, a spacious through lounge with defined dining area, and a well-appointed breakfast kitchen. To the first floor, a landing leads to two generously sized bedrooms and a modern family bathroom.

Externally, the property benefits from attractive gardens to both the front and rear, along with a garage accessed via a rear ten-foot.

Early viewing is highly recommended—contact us today to arrange yours.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	84
England & Wales	EU Directive 2002/91/EC	





WILLERBY ROAD

Willerby Road is located on the westside of the City of Kingston upon Hull. Located approximately 4 miles West of Kingston upon Hull and approximately 8 miles from the historic market town of Beverley. Motorway access can be located via the A63/M62 with further trunk routes located over the Humber Bridge. There are a range of shopping facilities in Willerby; Waitrose, Aldi, Lidl, Iceland with other retail outlets. Anlaby retail park is within close proximity with a further range of amenities.

GROUND FLOOR

ENTRANCE HALL

with double glazed entrance door, vinyl flooring and stairs to the first floor.

THROUGH LOUNGE/DINING AREA

with double glazed bow style window to the front elevation, vinyl floor covering and understairs cupboard.

BREAKFAST KITCHEN

with a range of base and wall units, drawers, sink unit, laminate work surfaces, gas hob, electric oven, extractor hood, plumbing for automatic washing machine, tiled floor, splash back tiling, inset lights, double glazed window to the rear elevation and double glazed door.

FIRST FLOOR

LANDING

with access to roof void

BEDROOM 1

with double glazed window to the front elevation, laminate flooring and built in wardrobe.

BEDROOM 2

with double glazed window to the rear elevation and laminate flooring.

BATHROOM

with three piece white suite, comprising panelled bath, wash hand basin, w.c., tiled flooring, fully tiled to walls and double glazed window to the rear elevation.

OUTSIDE

Outside are gardens to the front and rear, the rear is mainly laid to lawn with decking area, fence forming boundary and gate and a garage which is accessible via a rear 10'.

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band A. (Hull City Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

THINKING OF SELLING?

We would be delighted to offer a **FREE - NO OBLIGATION** appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage. Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

AGENTS NOTES

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd

has any authority to make or give any representation or warranty whatever in relation to this property. 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, particularly if you contemplate travelling some distance to view the property.

Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT), Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)

TENURE.

We understand that the property is Leasehold. This should be clarified by your legal representative.

AML.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



