

Whitakers

Estate Agents



96 Worcester Road, Hull, HU5 5UZ

£140,000

Introducing this traditional mid-terrace home has been generously extended over two floors, offering ideal family living within the catchment of popular local schools and close to excellent transport links.

Externally to the front aspect, there is a paved forecourt with the kerb lowered to accommodate off-street parking,

A welcoming entrance hall opens to a bright bay-fronted lounge and dining area, with French doors leading through to the fitted kitchen.

Fixed stairs rise to a first-floor landing with integrated storage and loft access, providing access to a master bedroom, two further bedrooms, and a spacious bathroom with a four-piece suite.

French doors in the kitchen open onto a wooden decking seating area that overlooks the rear garden - partly laid to lawn with faux grass, and complimented with raised planting borders.

A gravelled path leads to a gate in the boundary fencing which opens onto the vehicle accessible ten-foot, and detached garage.

The accommodation comprises

Front external



Externally to the front aspect, there is a paved forecourt with the kerb lowered to accommodate off-street parking,

Ground floor

Hall

Composite entrance door with side window, central heating and laminate flooring.

Open plan lounge / dining room 20'3" x 13'9" (6.18 x 4.21)



Lounge



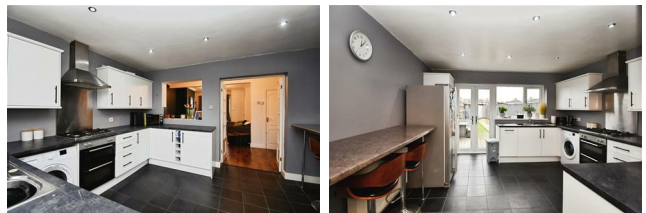
UPVC double glazed bay window, central heating radiator, feature fireplace, and laminate flooring.

Dining room



Central heating radiator, under stairs storage cupboard, and laminate flooring.

Kitchen 11'7" x 12'9" (3.54 x 3.91)



UPVC double glazed French doors and window, central heating radiator, and tiled flooring. Fitted with a range of floor and eye level units, worktop and breakfast bar, sink with mixer tap, integrated dishwasher and plumbing tie a washing machine, and oven with hob and extractor hood above.

First floor

Landing

With access to the loft hatch, built-in storage cupboard, and carpeted flooring. Leading to :

Bedroom one 10'11" x 10'3" (3.34 x 3.14)



UPVC double glazed window, central heating radiator, over stairs storage area, and carpeted flooring.

Bedroom two 11'7" x 6'2" (3.55 x 1.90)



UPVC double glazed window, central heating radiator, and laminate flooring.

Bedroom three 11'7" x 6'3" (3.55 x 1.91)



UPVC double glazed window, central heating radiator, and laminate flooring.

Bathroom



Central heating radiator, partly tiled walls, and laminate flooring. Furnished with a three-piece suite comprising panelled bath with mixer shower and waterfall feature, vanity wash basin with mixer tap, and low flush W.C.

Rear external



French doors in the kitchen open onto a wooden decking seating area that overlooks the rear garden - partly laid to lawn with faux grass, and complimented with raised planting borders.

Garage

A gravelled path leads to a gate in the boundary fencing which opens onto the vehicle accessible ten-foot, and detached garage.

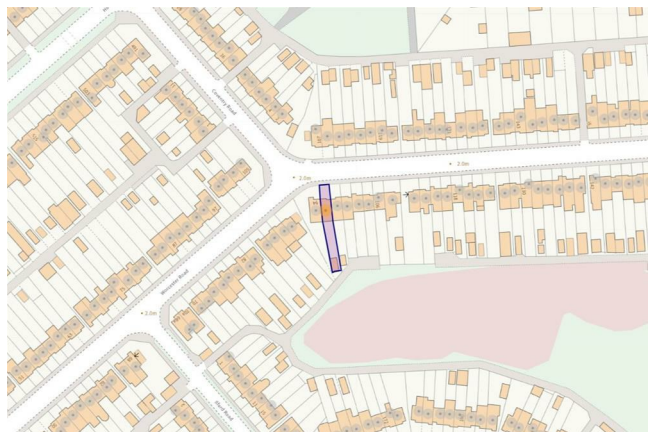
Additional features

The residence also benefits from having an outside tap, and power socket.

Aerial view of the property



Land boundary



Tenure

The property is held under Leasehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 0003038400960B

Council Tax band - A

EPC rating
EPC rating - C

Material Information

Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Ultrafast 10000 Mbps
Coastal Erosion - N/A
Coalfield or Mining Area - N/A

Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

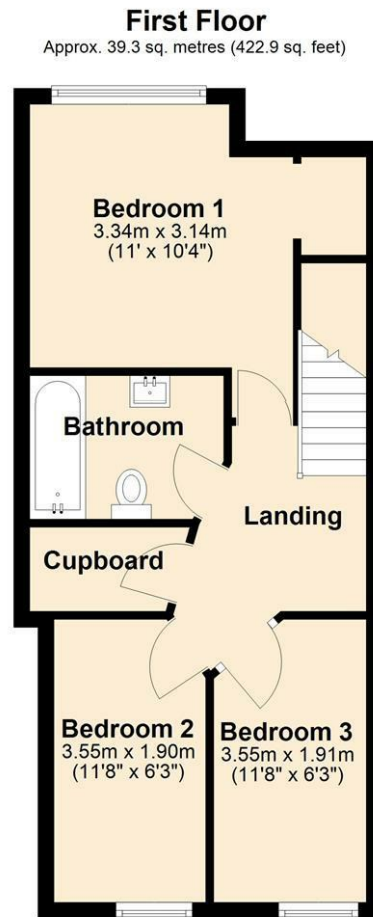
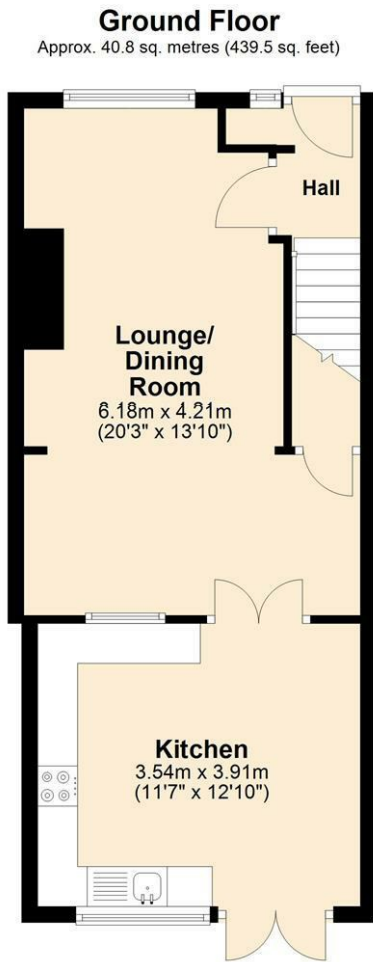
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We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration

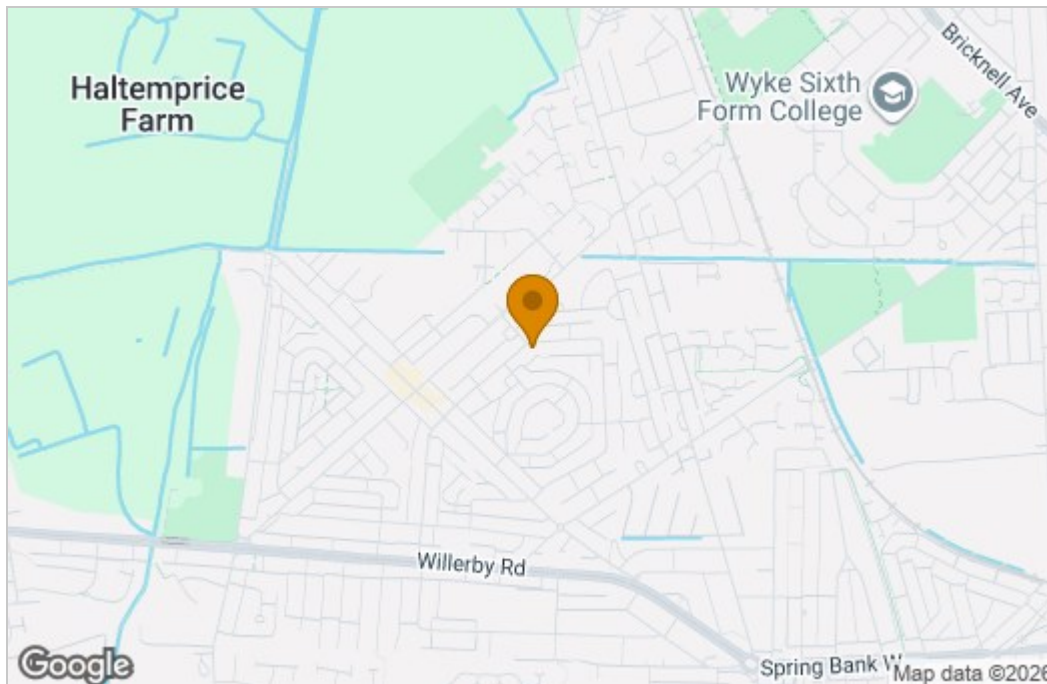
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Floor Plan

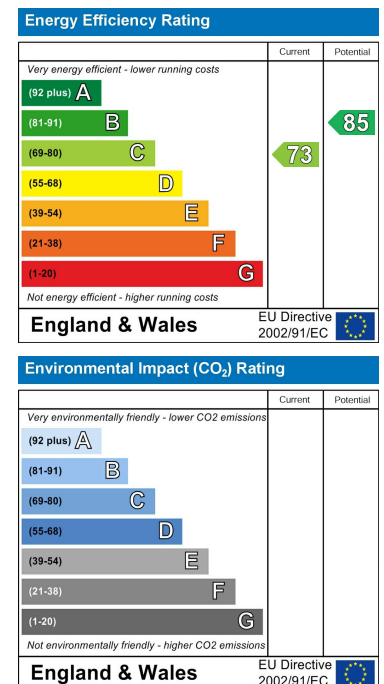


Total area: approx. 80.1 sq. metres (862.4 sq. feet)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.