Whitakers
Estate Agents









81 Worcester Road, Hull, HU5 5XB

Offers In The Region Of £137,500

** Beautifully Presented Two-Bedroom Home with Generous Rear Garden ** No onward chain **

Situated on Worcester Road, to the west of Hull, this beautifully presented end-terraced home offers stylish, contemporary accommodation, making it an ideal choice for first-time buyers or those seeking a property ready to move into.

Conveniently positioned for local shops along Wold Road and Willerby Road, the property also enjoys access to nearby schools, amenities and transport links towards Hull city centre.

Externally, the property features a low-maintenance gravelled front garden with a paved pathway leading to the entrance.

Step inside to a welcoming entrance hall opening into a spacious open-plan living, dining and kitchen area, thoughtfully arranged for modern everyday living and entertaining. The comfortable lounge enjoys natural light from a front-facing window, while the stylish fitted kitchen features contrasting work surfaces and integrated cooking appliances.

Upstairs, the property offers two bedrooms, including a particularly generous principal bedroom, both served by a contemporary family bathroom featuring a three-piece suite with shower over the bath.

To the rear, the generously proportioned enclosed garden features artificial lawn and a paved patio seating area, providing a wonderful space for relaxing, outdoor dining and entertaining with minimal upkeep.

Offering an attractive combination of modern interiors, practical living space and a convenient location, this home is ready to welcome its next owners.

Internal viewing is recommended to truly appreciate the accommodation on offer.

The accommodation comprises

Ground floor

Entrance Hall
Staircase off and a radiator.

Open plan living dining kitchen 18'3" x 13'11" (5.58 x 4.25)

Lounge



Window to thee front aspect, useful under stairs storage cupboard and a radiator. Opens to:

Fitted Kitchen





A lovely range of contemporary style fitted floor and wall units with contrasting preparation surfaces having a resin sink unit with mixer tap. Window to the rear aspect, spotlights to the ceiling and integrated appliances include an electric oven, electric hob and an over head extractor canopy

First floor

Bedroom One 10'5" x 13'11" (3.19 x 4.25)



Windows to the front aspect allowing plenty of natural light, a radiator and there is a television point.

Bedroom Two 9'5" x 8'2" (2.88 x 2.51)



Window to the rear aspect, a radiator and a television point.

Bathroom



Again, with contemporary fixtures and fittings, there is a panelled bath, and a wash hand basin with a low level wc within a vanity unit. Spotlights to the ceiling, a chrome heated towel rail and there is a plumbed shower unit over the bath with a shower screen to the bath side

Gardens




To the front of the property is a garden laid to decorative aggregates and to the rear, a garden of excellent proportion laid to artificial lawn with a paved patio area and there is an outside tap.

Off Street Car Parking

To the rear of the property beyond the garden, there are car parking amenities for a minimum of two vehicles. It is also possible to be granted permissions to lower the kerb at the front of the property in order to accommodate one vehicle..

Tenure

The property is held under Leasehold tenureship

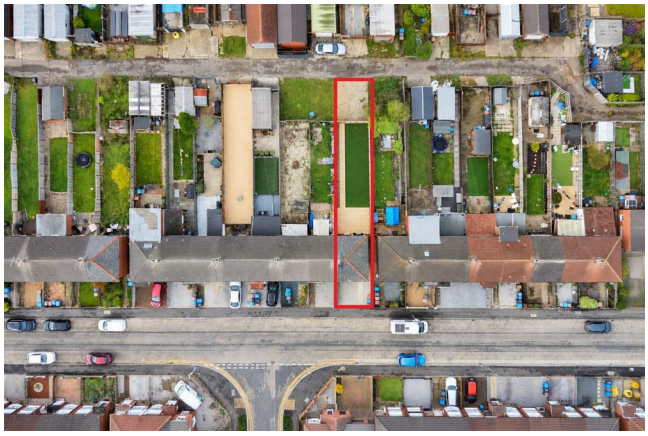
Council Tax band

Local Authority - Kingston Upon Hull
Local authority reference number - 0003038400810A
Council Tax band - A

EPC rating

EPC rating - D

Aerial view of the property



The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and it should not be relied upon as a definitive representation. Interested parties are advised to consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

Land boundary



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 sales 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.

Free Market Appraisals/Valuations

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.

Offering on a property

In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50 - the fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Whitakers Estate Agent Declaration:

Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to shown the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

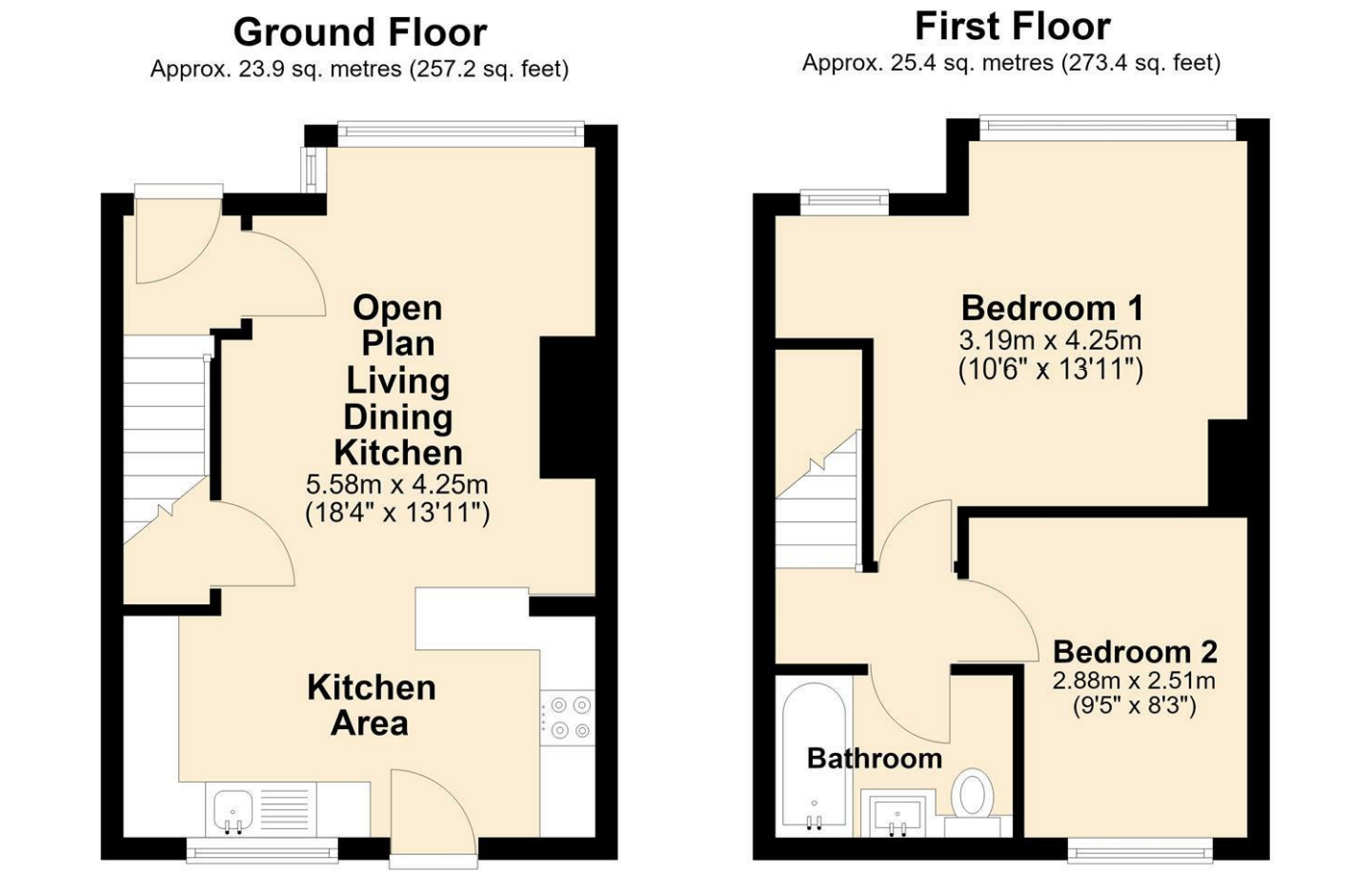
Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, 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 and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

AI may be used in these particulars. No person in the employment of the agents 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 us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

Material Information:

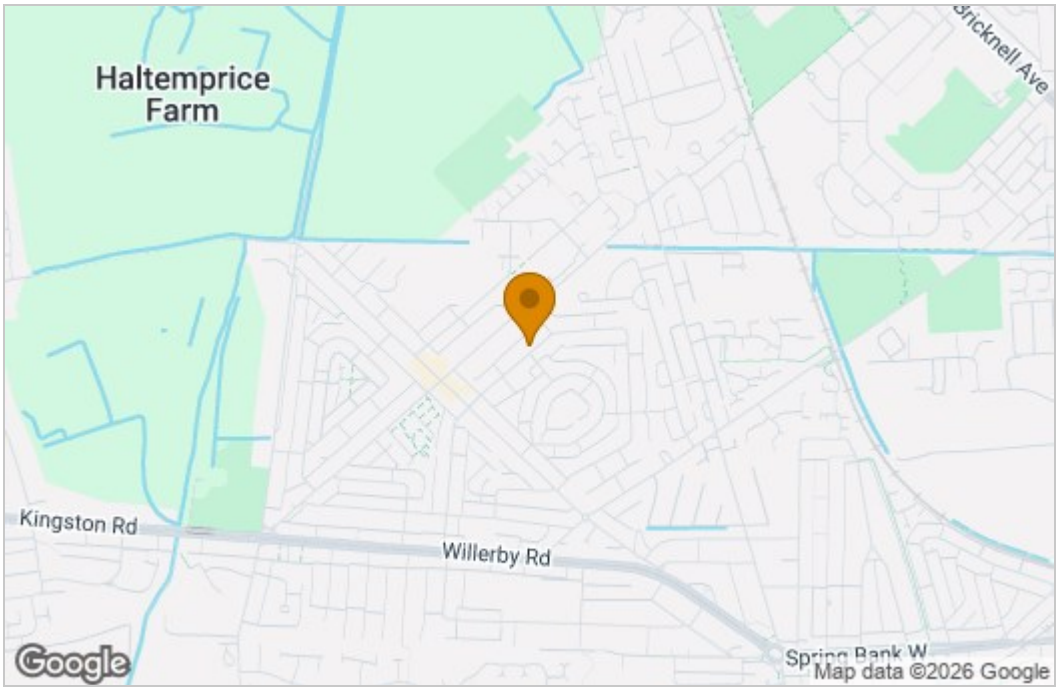
Construction - Brick under a tiled roof
Conservation Area - No
Flood Risk -Very low
Mobile Coverage/Signal -Yes
Broadband - Yes
Coastal Erosion -No
Coalfield or Mining Area -No
Planning -

Floor Plan

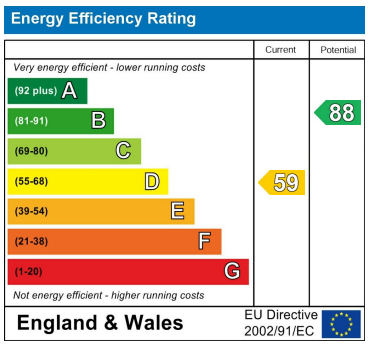


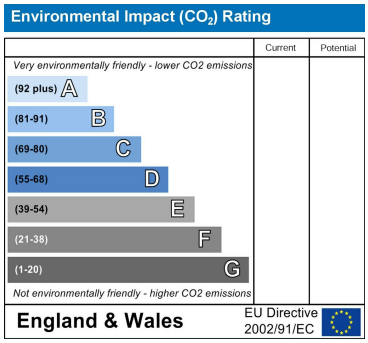
Total area: approx. 49.3 sq. metres (530.6 sq. feet)

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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