

# Whitakers

Estate Agents



## 68 Worcester Road, Hull, HU5 5XE

**£170,000**

Whitakers Estate Agents are pleased to present this generously extended family home, ideally positioned on a large corner plot along the popular residential location of Worcester Road in Hull.

Externally to the front aspect, the property features a gravelled front garden providing off-street parking for multiple vehicles.

Inside, a welcoming entrance lobby leads into a spacious open-plan lounge and dining area, offering flexible family living and incorporating a sitting room currently used as a fourth bedroom, a convenient ground-floor shower room, and a fitted kitchen beyond.

To the first floor are three well-proportioned bedrooms, including a fitted master, along with a large family bathroom fitted with a modern three-piece suite.

French doors from the dining area open onto a generous rear garden, perfect for family use, mainly laid to lawn with low-maintenance artificial grass sections and benefiting from having a wooden garden room.

A pathway leads to a rear gate providing access to the ten-foot and a detached garage, with further parking available.

The accommodation comprises

#### Front external



Externally to the front aspect, the property features a gravelled front garden providing off-street parking for multiple vehicles.

#### Ground floor

##### Hall

UPVC double glazed door and windows, central heating radiator, and laminate flooring. Leading to :

##### Open plan lounge / dining room



##### Lounge



UPVC double glazed bow window, central heating

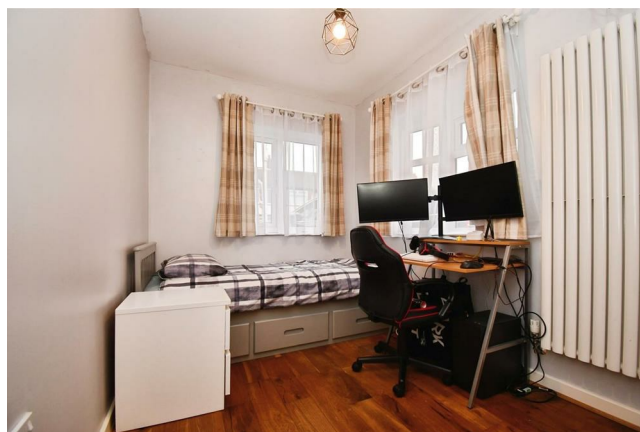
radiator, feature fireplace with wooden surround, and laminate flooring.

#### Dining room



UPVC double glazed French doors, under stairs storage cupboard, and laminate flooring.

#### Sitting room / bedroom four



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

#### Shower room



UPVC double glazed window, central heating radiator, and partly tiled to splashback areas with laminate flooring. Furnished with a three-piece suite comprising walk-in enclosure with mixer shower and waterfall feature, vanity sink with mixer tap, and low flush W.C.

## Kitchen



UPVC double glazed door and window, central heating radiator, built-in storage cupboard, and tiled flooring. Fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with mixer tap, plumbing for a washer / dryer and dishwasher, and provision for a gas cooker with extractor hood above.

## First floor

### Landing

Carpeted flooring, and leading to :

### Bedroom one



UPVC double glazed window, central heating radiator, fitted wardrobes and cupboards, and carpeted flooring.

### Bedroom two



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

## Bedroom three



With access to the loft hatch, UPVC double glazed window, central heating radiator, fitted wardrobe, and carpeted flooring.

## Bathroom



UPVC double glazed window, central heating radiator, and fully tiled with laminate flooring. Furnished with a three-piece suite comprising panelled bath with dual taps and mixer shower, pedestal sink with dual taps, and low flush W.C.

## Rear external



French doors from the dining area open onto a generous rear garden, perfect for family use, mainly laid to lawn with low-maintenance artificial grass sections and benefiting from having a wooden garden room.

## Garage

A pathway leads to a rear gate providing access to the ten-foot and a detached garage, with further parking available.

## 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 - 0003038400680A

Council Tax band - B

### EPC rating

EPC rating - E

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Basic 8 Mbps / 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.

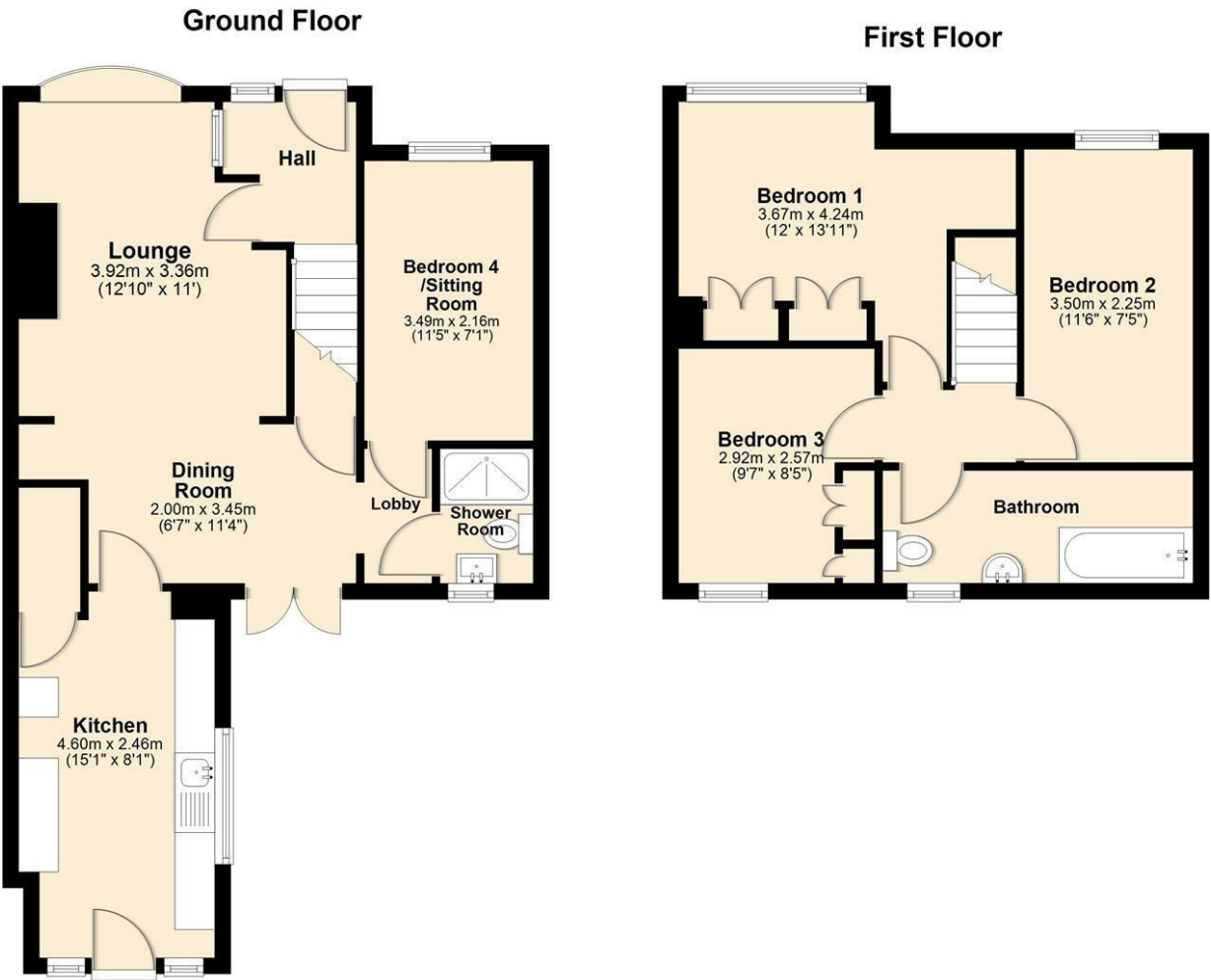
### Free Market Appraisals / Valuations

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.

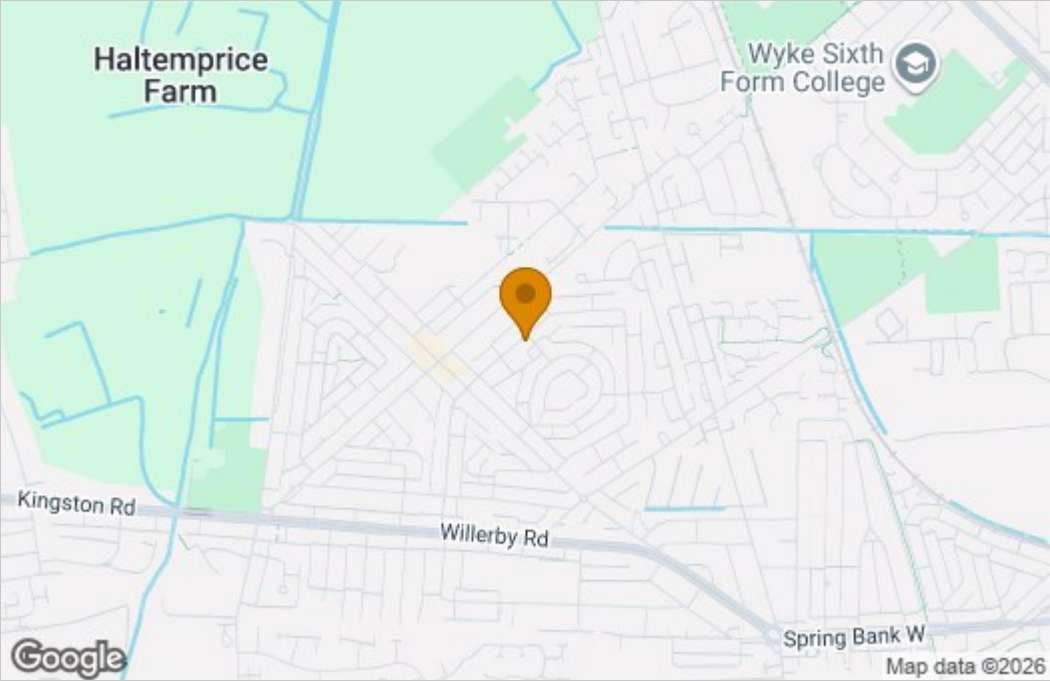
### Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

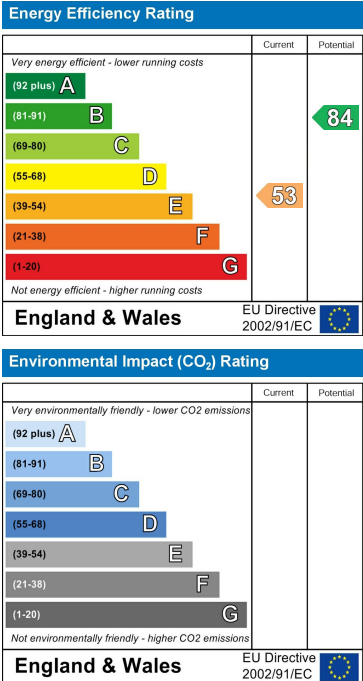
Floor Plan



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.