



68 Worcester Road, Hull, HU5 5XE  
£170,000



## The Property Perspective

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PROPERTY  
PERSPECTIVE

We are delighted to offer for sale this extended and improved semi detached house located on an impressive corner plot in this popular location with access to amenities and transport links plus with access to OFSTED 'Good' Primary and Secondary schools.

As you would expect the property benefits from gas central heating and PVCu double glazing. It has been substantially extended by 2 stories to the side and a kitchen extension to the rear. The kitchen includes appliances plus there is a modern bathroom and shower room. Items of note include fitted wardrobes to 2 bedrooms, French doors to the rear plus gas fire and surround to the lounge. There are ample sockets and media points. The property is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge, dining room, kitchen, further reception/bedroom plus a shower room. There are 3 double bedrooms plus a family bathroom accessed from the first floor landing.

The property is located in a substantial corner plot with lawns, decking areas and summer house. There is off road parking for a number of cars plus a detached garage.

Tenure - Leasehold (Owner informs us they are also the Freeholder)

Ground Rent - Nil

Council Tax - Band B

The property comprises.

### GROUND FLOOR

#### Entrance Hall

With timber flooring.

#### Lounge 13'1"(max) x 11'0"(max) (3.99m(max) x 3.36m(max))

Having gas fire and surround plus oak flooring.

#### Dining Room 17'8"(max) x 6'6"(max) (5.41m(max) x 2.00m(max))

Having French doors to rear plus oak flooring and curtains.

#### Further Reception Room 11'4" x 7'1" (3.47m x 2.16m)

A light dual aspect room with timber flooring and feature radiator. Currently used as a bedroom.

#### Kitchen 16'0" x 7'10" (4.88m x 2.39m)

Having a comprehensive range of wall and base units with complimenting laminate worktops and tiling. With cooker, American fridge freezer and dishwasher. Access to store.

#### Shower Room 5'6" x 3'11" (1.69m x 1.20m)

Having modern sanitary ware and tiling plus vanity basin and ladder radiator.

### FIRST FLOOR

#### Landing

With fitted carpets.

#### Bedroom 1 14'0"(max) x 10'5"(max) (4.27m(max) x 3.18m(max))

With fitted wardrobes, carpets and curtains.

#### Bedroom 2 12'7" x 7'4" (3.86m x 2.25m)

With carpets and curtains.

#### Bedroom 3 9'7"(max) x 8'3"(max) (2.94m(max) x 2.53m(max))

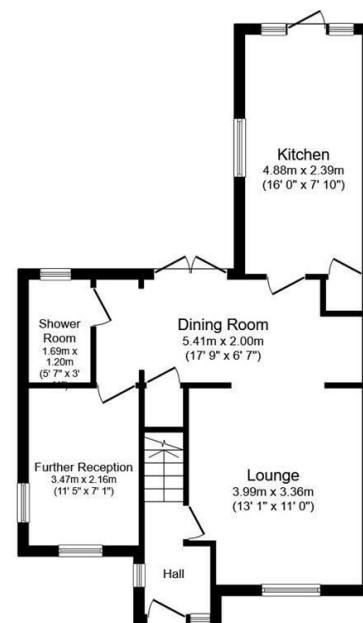
With fitted wardrobes, carpets and curtains.

#### Bathroom 13'7" x 4'9" (4.15m x 1.46m)

Having modern white sanitary ware with shower and screen to bath, tiling and blind.

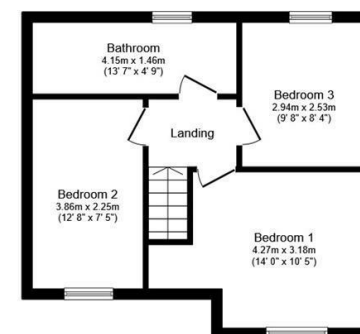
### EXTERNAL

The property is located in a substantial corner plot with lawns, decking areas and summer house. There is off road parking for a number of cars plus a detached garage.



Ground Floor

Floor area 53.0 sq.m. (570 sq.ft.)



First Floor

Floor area 39.1 sq.m. (421 sq.ft.)

Total floor area: 92.1 sq.m. (991 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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