



Worsley House, Hull
£124,950

This former show home, located within a beautiful Grade II listed building must be viewed internally to appreciate its size and style.

INTRODUCTION

This former show home is located on ground floor level within a beautiful Grade II listed building must be viewed internally to appreciate its size and style. The property benefit's from electric heating system and briefly comprises communal and private entrance hall with security intercom system, lounge with dining area and open plan to a newly fitted kitchen (with built in appliances) two bedrooms, bathroom, communal garden area and parking. The property must be viewed as soon as possible.

LOCATION

The property is situated conveniently off Hessle High Road with local shops, public transportation and other local amenities close to hand. Sainsbury's superstore is a short driving distance away and access to both City Centre and the A63/M62 motorway link is obtained from the Clive Sullivan Way.

COMMUNAL ENTRANCE HALL

With main entrance door to the front with intercom security system, post boxes and meter cupboards

ENTRANCE HALL

With panelled entrance door, tiled floor, electric heater and two storage cupboards.

LOUNGE AREA OPEN PLAN TO 20' x 16'11 (6.10m x 5.16m)

With four sash style windows to the front and side elevations, laminate flooring, two electric heater and exposed brick wall effect feature wall.

DINING KITCHEN AREA 11'9 x 8'8 (3.58m x 2.64m)

With a range of high gloss base and wall units, granite work surfaces, electric hob and oven, extractor hood, sink unit, built in washer dryer, built in fridge freezer, built in microwave, laminate flooring, xpelair, splash

backs and sash style window to side elevation.

BEDROOM 1 8'5 x 11'5 (2.57m x 3.48m)

With two sash style windows to the side elevation, built in wardrobes, laminate flooring and electric heater.

BEDROOM 2 9'9 x 8'11 (2.97m x 2.72m)

With sash style window to front elevation, electric heater and laminate flooring.

BATHROOM 4'11 x 9'6 (1.50m x 2.90m)

With three piece white suite, comprising panelled bath with shower above and glazed shower screen, wash hand basin in vanity unit, w.c., tiled floor, heated towel rail and half tiled to walls.

OUTSIDE

Outside are communal gardens to the front and visitors car park and to the rear is allocated parking.

GENERAL INFORMATION

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

CENTRAL HEATING - The property has the benefit of an electric heating system..

SECURITY - The property has the benefit of an intercom security system.

COUNCIL TAX - The property lies within Band C (Hull City Council)

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 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.

VIEWING

Strictly by appointment with the sole agents

AGENTS NOTE

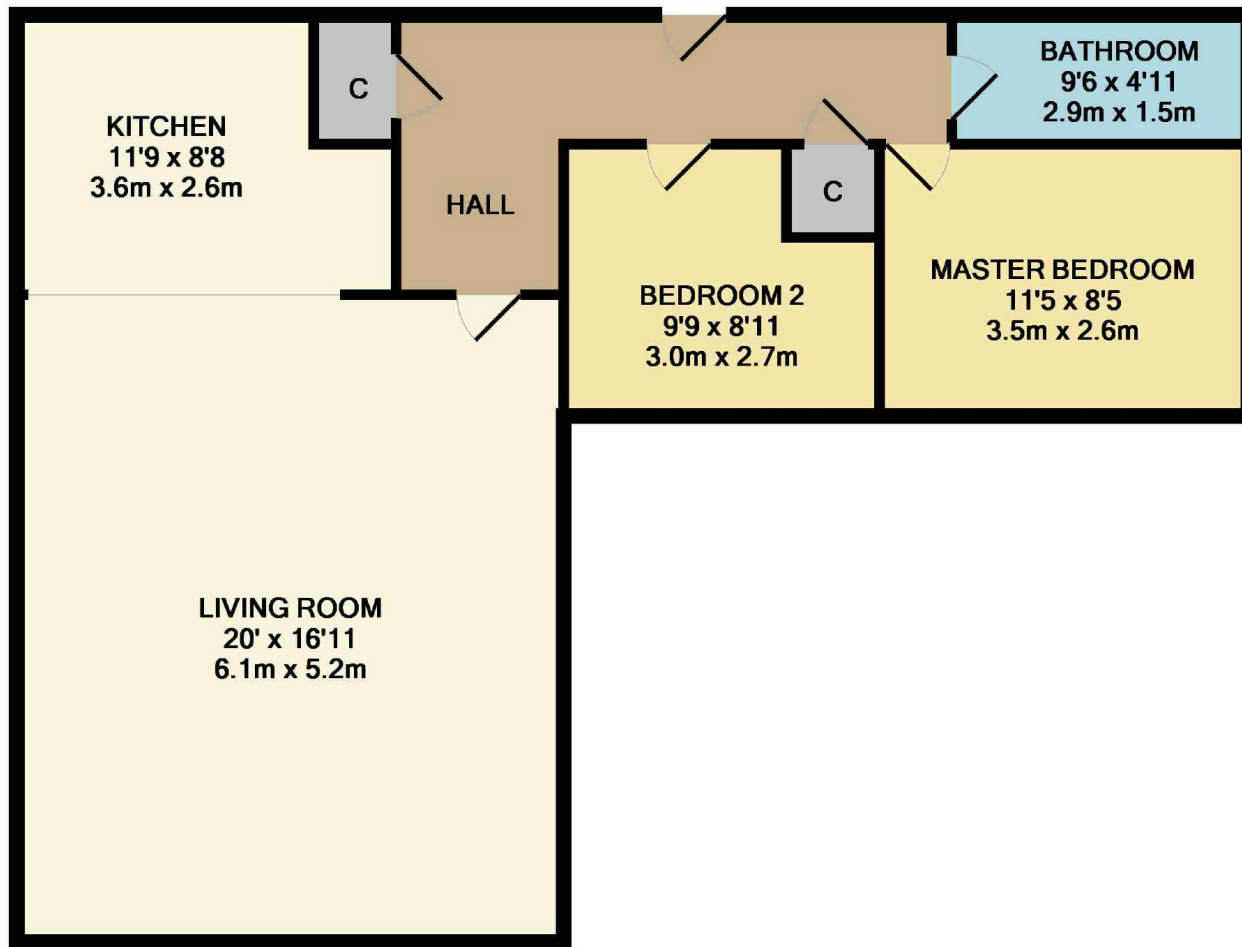
The agents advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property.

The agents for themselves and for the vendors or lessors of this property give notice that whilst these particulars are believed to be accurate, they set out a general outline only for guidance and do not constitute any part of an offer or contract. Any floor plans detailed are for identification purposes only and indicate the general layout of accommodation and are not to scale.

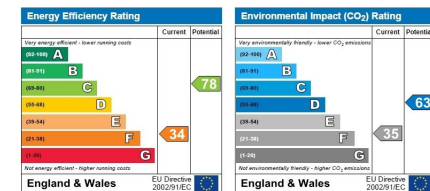
Intending purchasers should not rely on these particulars as statements of representation of fact, and satisfy themselves as to their accuracy.

These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co., and prospective purchasers should check on the availability of the property prior to viewing.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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