Whitakers
Estate Agents









136 Worthing Street, Hull, HU5 1PR

£125,000

This stunning end terrace home has been thoughtfully upgraded and beautifully styled throughout, offering true move-in condition and a finish rarely seen at this price point. Perfect for first time buyers, young families or anyone looking for a property ready to simply unpack and enjoy.

The accommodation briefly comprises; entrance porch, comfortable lounge, stylish dining room, modern fitted kitchen with useful walk-in pantry and a well presented contemporary shower room. To the first floor are three well proportioned bedrooms, with the impressive master bedroom benefiting from fitted wardrobes.

Externally, the property continues to impress with a low maintenance rear garden designed with entertaining in mind, featuring a useful storage shed, built-in outdoor TV area and an ideal space for summer BBQs, socialising and relaxing.

Every room has been carefully considered to create a warm yet modern feel throughout and the attention to detail is clear from the moment you walk through the door. Homes finished to this standard rarely stay available for long.

An internal viewing is absolutely essential to fully appreciate the quality, style and lifestyle this exceptional home has to offer.

The Accommodation Comprises

Ground Floor

Entrance
Upvc double glazed door

Porch
Leading to a wooden glazed door

Lounge 13'8 x 9'11 (4.17m x 3.02m)



Upvc double glazed bay window, central heating radiator and laminate flooring.

Dining Room 13'10 x 12'1 (4.22m x 3.68m)



Laminate flooring, Upvc double glazed window, central heating radiator and under stairs store

Kitchen 9'2 x 7'10 (2.79m x 2.39m)



With a range of floor and eye level units and complimentary work surfaces and splash back tiling above. Sink with mixer tap, Microwave, Oven and Hob with Hood above. Integrated Fridge Freezer and a Upvc double glazed window.

Rear Lobby
With a tiled floor and Upvc double glazed rear door. Walk in pantry store.

Shower Room 8'2 x 5'1 (2.49m x 1.55m)



Walk in enclosure with mixer shower, vanity sink and a low flush toilet. Tiled flooring and Upvc double glazed window. Central heating radiator.

First Floor

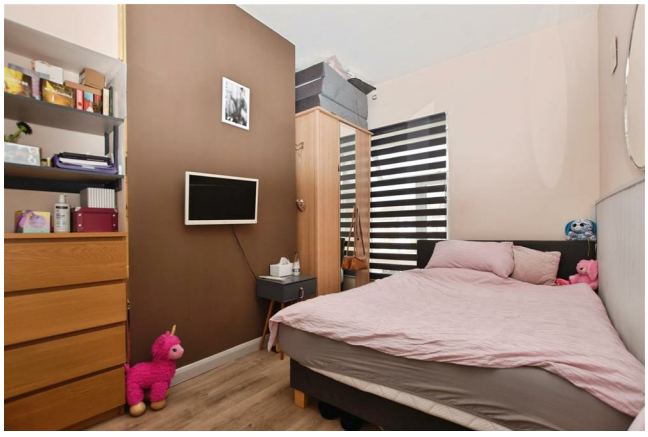
Landing
Split level landing with loft hatch

Bedroom One 13'8 x 10'0 (4.17m x 3.05m)



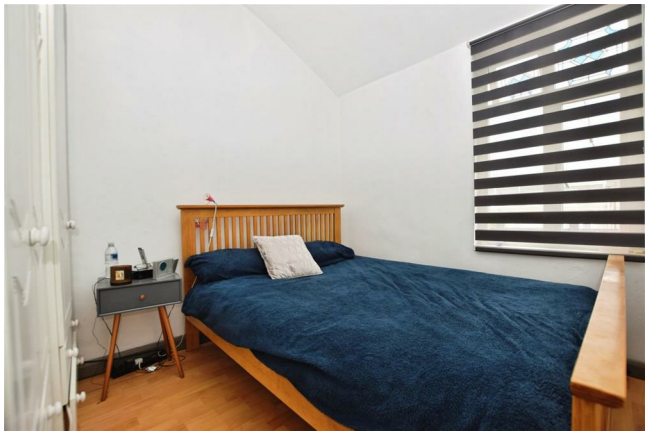
Full width room with a range of fitted wardrobes, Upvc double glazed window and central heating radiator.

Bedroom Two 12'0 x 8'6 (3.66m x 2.59m)



Laminate flooring, Upvc double glazed window and central heating radiator.

Bedroom Three 9'6 x 8'3 (2.90m x 2.51m)



Laminate flooring, Upvc double glazed window and central heating radiator.

External





Walled low maintenance front garden. The rear garden is also enclosed to the boundary, low maintenance by design with wooden shed for storage and built in TV area for entertaining

EPC rating

EPC rating - D

Tenure

This property is Freehold.

Council Tax band

Council Tax band - A
Local Authority - Kingston Upon Hull

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.

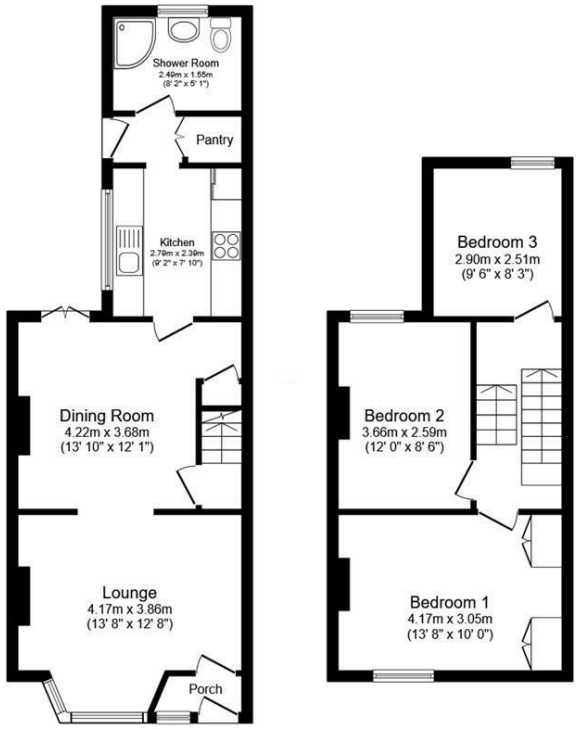
Material Information

Construction - Standard
Conservation Area - No
Flood Risk - Very loew
Mobile Coverage / Signal - EE Vodafone Three O2
Broadband -Basic 21 Mbps Ultrafast 10000 Mbps
Coastal Erosion - N/A
Coalfield or Mining Area - N/A

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.

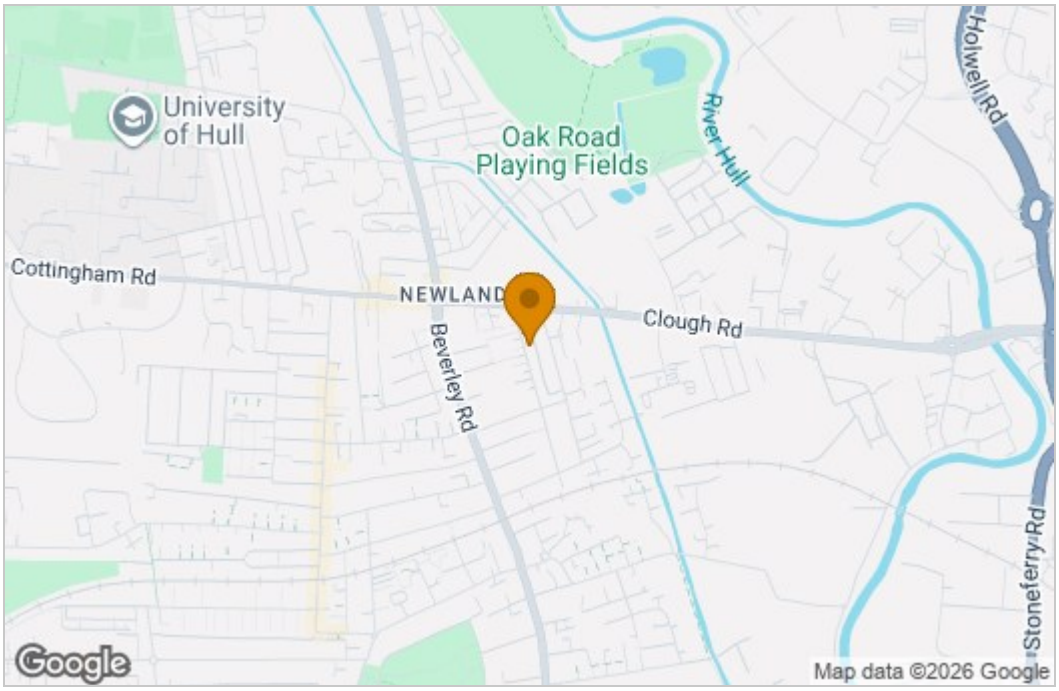
Floor Plan



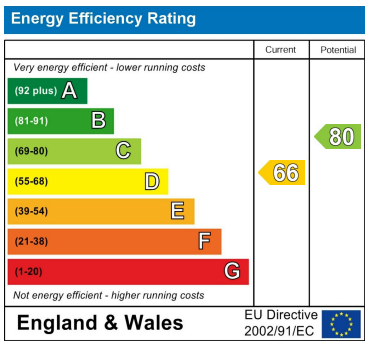
Total floor area: 84.9 sq.m. (913 sq.ft.)

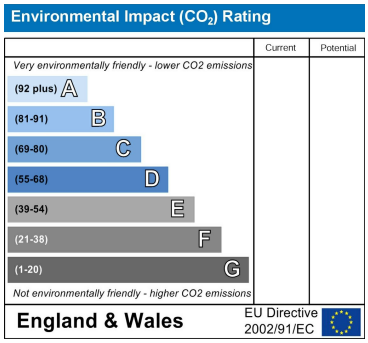
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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

Area Map



Energy Efficiency Graph





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