



Orchard Road, Hull, HU4 6XS  
£210,000

Philip  
**Bannister**  
Estate & Letting Agents

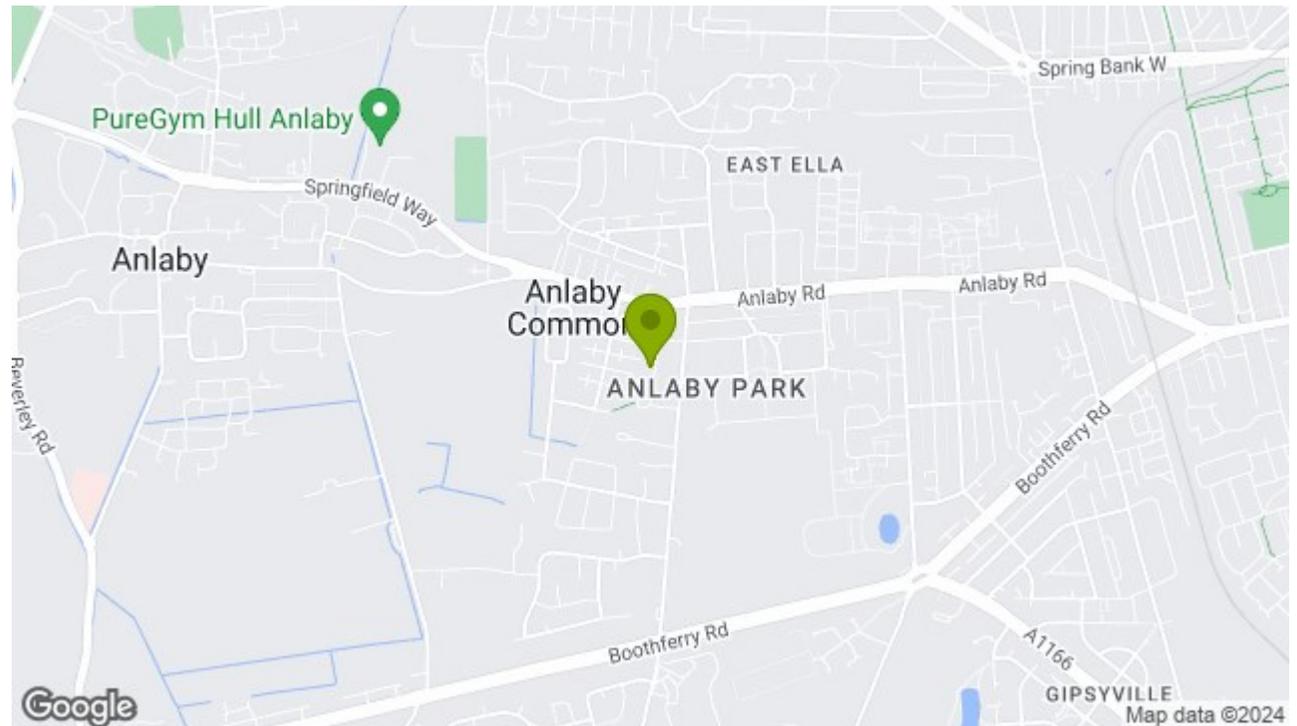
# Orchard Road, Hull, HU4 6XS

An exciting opportunity to purchase a well loved home in the heart of 'Anlaby Park'. This property is ready and waiting for its next owner, requiring a degree of modernisation but ideal for someone looking to put their own stamp on their next next property. Highly recommended to view ASAP.

## Key Features

- Renovation Opportunity
- Desirable Location
- 3 Bedrooms
- Flexible Accommodation
- Rarely Available
- Off-Street Parking
- No Onward Chain
- EPC =

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





## GROUND FLOOR;

### ENTRANCE HALL

### LIVING ROOM

11'1 x 14'1 into bay (3.38m x 4.29m into bay )

A generous bay fronted living room with feature fireplace housing a gas fire and bi-folding doors leading to the Dining Room.

### DINING ROOM

10'1 x 14'5 into bay (3.07m x 4.39m into bay )

A flexible reception room ideal for a dining room or further living space.

### KITCHEN

17 x 6'4 max (5.18m x 1.93m max)

With shaker wall and base units, laminated work surfaces and a tiled splashback. With windows to the side and rear, a pantry style cupboard and a rear door.

## FIRST FLOOR;

### BEDROOM 1

10'6 x 13'10 into bay (3.20m x 4.22m into bay )

A bedroom of double proportions with bay window to the front elevation.

### BEDROOM 2

11'5 x 9'3 (3.48m x 2.82m )

A further bedroom of double proportions with two sets of fitted wardrobes and a window to the rear elevation.

### BEDROOM 3

9'7 x 6'1 (2.92m x 1.85m )

A single bedroom with fitted wardrobes and overhead cupboards with window to the front elevation.

### BATHROOM

With three piece suite comprising of a panelled bath with overhead shower and a vanity unit housing a WC and a wash hand basin, window to the rear elevation.

## EXTERNAL;

### FRONT

Walled border with wrought iron gate, side drive providing off-street parking for multiple vehicles.

### REAR

With block paved patio area, shaped lawn and fenced borders.

### GARAGE

With up and over door, side door and 2 windows to the side elevation.

## GENERAL INFORMATION

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

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band C (Hull City Council). We would recommend a purchaser make their own enquiries to verify this.

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.

## TENURE

We understand that the property is Freehold.

## 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 independent 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.

## 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.

## AGENTS NOTES

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) 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 (ii) all descriptions, dimensions, 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 but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd 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 the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd 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. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure. In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £120 Hamers £100 Lockings Solicitors £100



GROUND FLOOR  
434 sq.ft. (40.3 sq.m.) approx.

1ST FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 804 sq.ft. (74.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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