



Oribi Close, Hull, HU4 6UW  
Offers Over £140,000

  
**Philip  
Bannister**  
Estate & Letting Agents



# Oribi Close, Hull, HU4 6UW

## Key Features

- No Chain Involved
- 75% shared Ownership
- Superb Detached Bungalow
- Entrance Hall, Lounge, Breakfast Kitchen
- Two Bedrooms (one fitted) Shower Room
- Gardens to the Front & Rear, Driveway
- Early Viewing Is A Must
- EPC - C

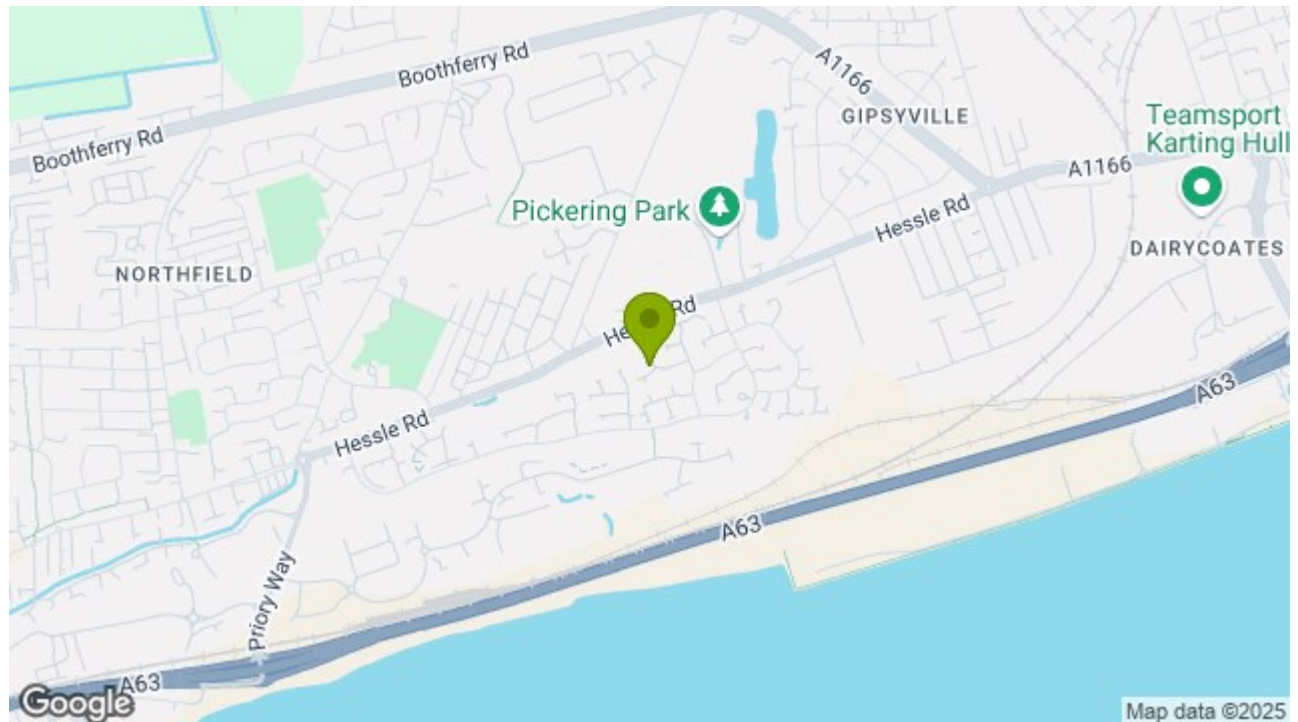
Welcome to this superb detached bungalow located on Oribi Close in Hull, offering an excellent opportunity for those seeking a comfortable and convenient living space. This property is available under a 75% shared ownership scheme for the over 55s, making it an attractive option those looking to downsize.

As you enter the bungalow, you are greeted by a welcoming entrance hall that leads into a spacious lounge, a breakfast kitchen is well-appointed, providing a delightful space, two generously sized bedrooms, and a modern shower room that adds to the convenience of this lovely home.

Outside, the property boasts well-maintained gardens to both the front and rear, offering a tranquil setting for outdoor enjoyment. A driveway provides off-road parking, ensuring ease of access. The location is particularly advantageous, as it is close to local amenities and excellent road links, making commuting and daily errands a breeze.

This bungalow is offered with no chain involved, allowing for a smooth and swift transaction. Early viewing is highly recommended to fully appreciate the charm and potential of this delightful property. Don't miss the chance to make this bungalow your new home in Hull.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		







## Hessle High Road - Description

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.

## ENTRANCE HALL

with entrance door, storage cupboard, laminate flooring and access to roof void

## LOUNGE

13'0 x 11'0 max (3.96m x 3.35m max) )  
with double glazed french doors and electric fire.

## BREAKFAST KITCHEN

11'1 x 10'1 max (3.38m x 3.07m max)  
modern kitchen with a range of eye and base level units with complementing work surfaces, sink basin with mixer tap and drainer unit, space for oven, space for fridge freezer and plumbing for washing machine, double glazed window to the front elevation

## CONSERVATORY

8'7 x 8 (2.62m x 2.44m)  
A great addition to the property providing further reception space with cladded roof, views over the rear garden and French doors.

## BEDROOM 1

13'1 x 8'1 max (3.99m x 2.46m max)  
with double glazed window to the rear elevation, a range of built in wardrobes, over cupboards, drawers and built in bedside cabinets with shelving above.

## BEDROOM 2

9'1 x 6'0 max (2.77m x 1.83m max)  
with double glazed window to the rear elevation.

## SHOWER ROOM

with a three piece white suite, comprising walk-in shower, wash hand basin, w.c., tiled to walls, heated towel rail and double glazed window to the front elevation.

## EXTERNAL

To the front of the property is a superb lawn garden with hedge border providing privacy and a driveway. To the rear is a fantastic wrap around garden mainly laid to lawn with paved patio and raised gravelled area, enclosed by hedge border and timber fencing.

## 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.

## 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

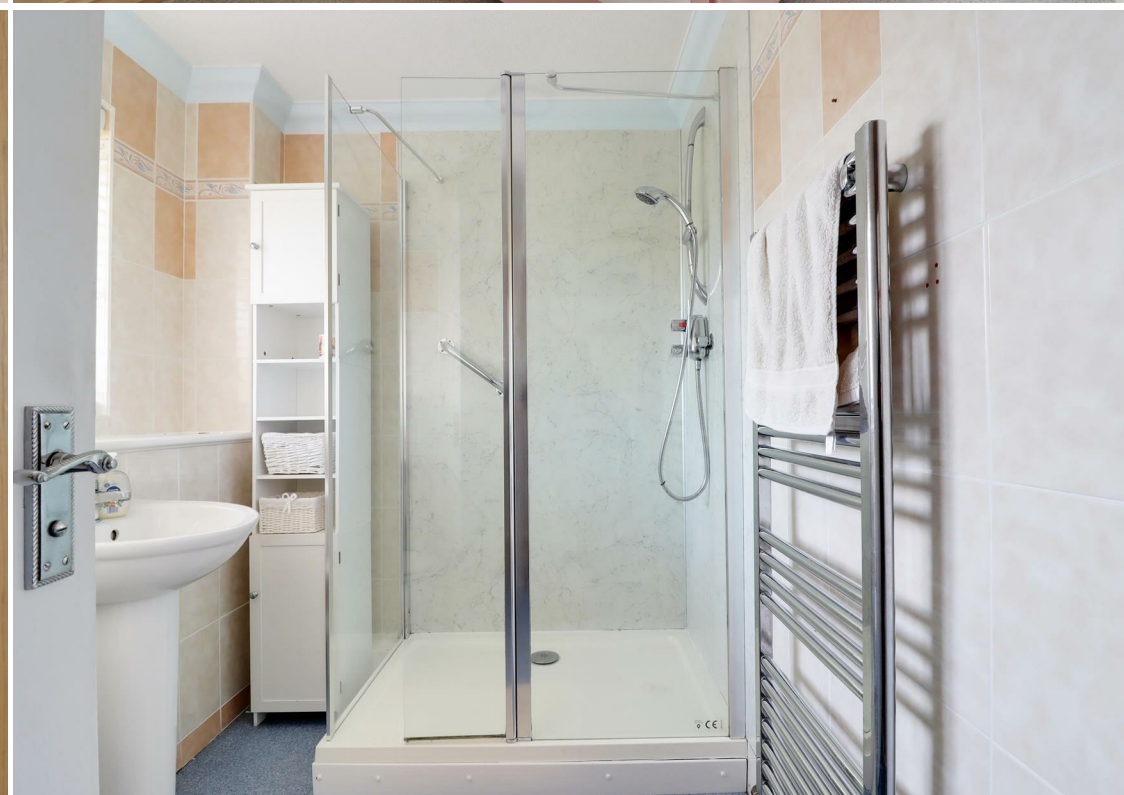
The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional 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.

## 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 NTSEAT 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 £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)

## TENURE.

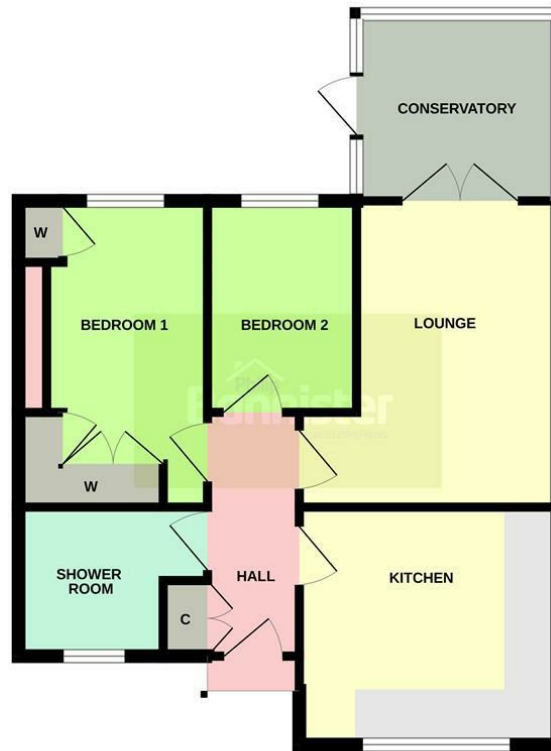
We understand that the property is Leasehold







GROUND FLOOR



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