

# Whitakers

Estate Agents



## 12 Orchard Road, Hull, HU4 6XS

**£249,950**

**\*\* NO ONWARD CHAIN \*\***

This well presented three bedroom semi-detached home is ideal for the growing family seeking to reside within the catchment of prestigious local schools and take advantage of the abundance of local amenities and leisure facilities associated with the sought after areas of Anlaby Park / Anlaby Common.

The residence briefly comprises entrance hallway, lounge with bay window to the front aspect, spacious dining room and fitted kitchen garnering a host of integrated appliances to the ground floor; the first floor boasts three double bedrooms and a bathroom suite furnished with a three-piece suite.

Externally to the front of the property there is a block paved drive and garden with wrought iron fencing and gates. A wooden gate leads to the mature rear gardens with well stocked borders and fencing to the surround.

An internal inspection is recommended to truly appreciate the accommodation on offer.

## Front External



The Accommodation Comprises

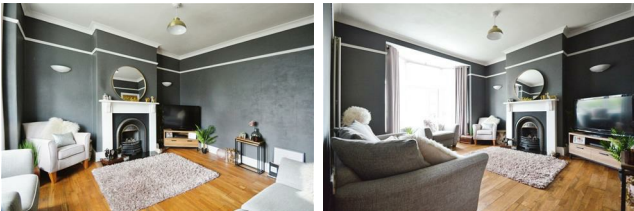
Ground Floor

Entrance Hall



Double glazed entrance door with windows to each side, gas central heating radiator, coved ceiling, under stairs storage cupboard and staircase to the landing off.

Lounge 15'1" x 12'7" maximum (4.62m x 3.86m maximum )



Upvc double glazed bay window, gas central heating radiator, feature fireplace with a living flame gas fire, coved ceiling and laminate flooring.

## Dining Room 14'9" x 12'7" (4.50m x 3.86m )



Upvc double glazed French windows, gas central heating radiator and laminate flooring.

Kitchen 14'11" x 8'9" maximum (4.55m x 2.68m maximum )



Upvc double glazed window and entrance door, gas central heating radiator, under stairs storage cupboard, fitted with a range of base wall and drawer units with fitted worktops and tiled splash backs, single drainer sink unit with a mixer tap, integrated washing machine, split level oven and hob, coved ceiling and laminate flooring.

First Floor

Landing

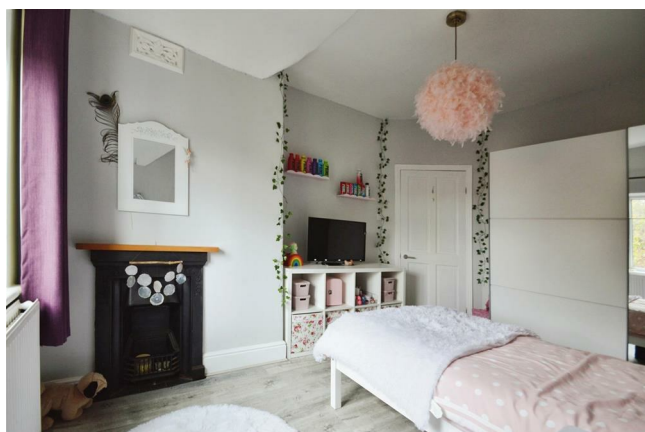
Upvc double glazed window and a coved ceiling.

Bedroom One 12'10" x 12'4" maximum (3.93m x 3.77m maximum )



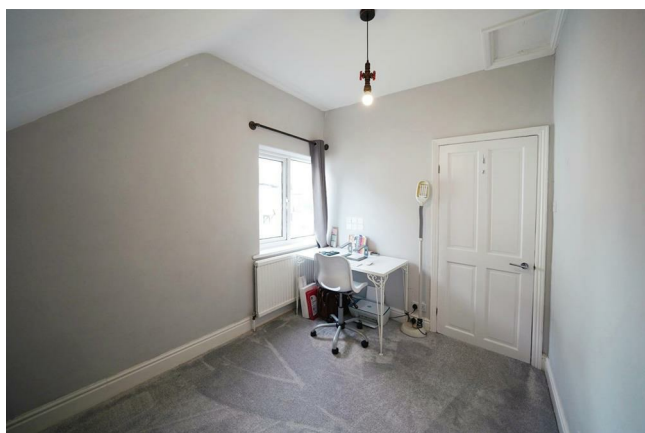
Upvc double glazed window, gas central heating radiator and deep fitted wardrobes.

Bedroom Two 13'3" x 10'7" maximum (4.05m x 3.23m maximum )



Upvc double glazed window and a gas central heating radiator.

Bedroom Three 10'7" x 7'11" maximum (3.25m x 2.42m maximum )



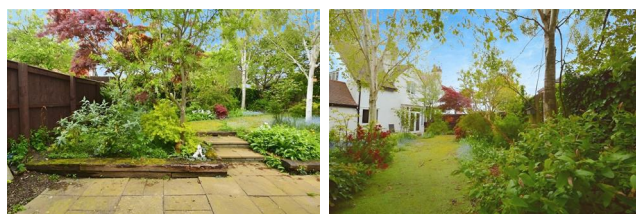
Upvc double glazed window and a gas central heating radiator.

Bathroom



Upvc double glazed window, towel rail gas central heating radiator, fully tiled and fitted with a three piece suite comprising panelled bath with a rainfall shower, vanity wash basin and a low flush WC, down lighters.

Gardens



To the front of the property there is a block paved drive and garden with wrought iron fencing and gates. A wooden gate leads to the mature rear gardens with well stocked borders and fencing to the surround.

Tenure

The property is held under Freehold tenureship

Council Tax Band

Council Tax band - C

Local Authority - Kingston-upon-hull (city And County Of)

EPC Rating

EPC rating - E

Material Information

Construction - Standard

Conservation Area - Anlaby Park

Flood Risk - Low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Basic 8 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

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

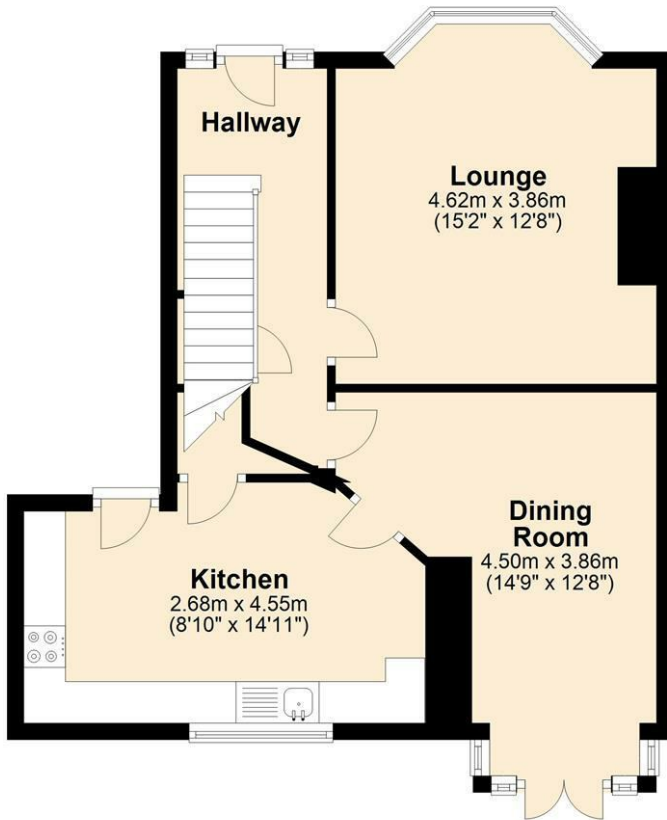
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

#### Whitakers Estate Agent Declaration

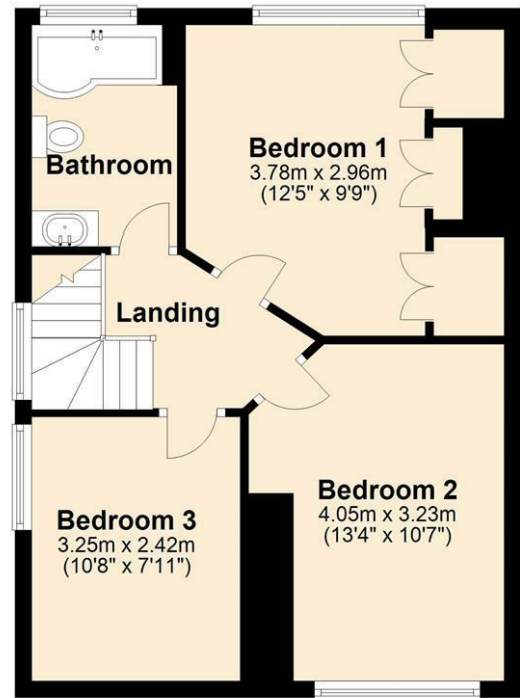
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# Floor Plan

## Ground Floor



## First Floor

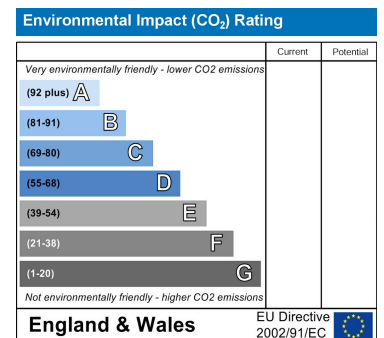
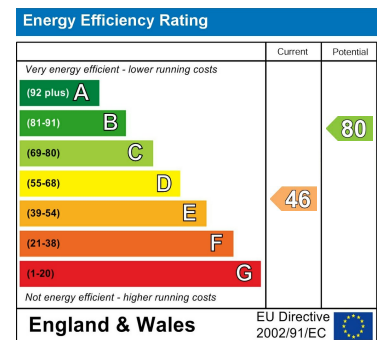


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.