



SYMONDS + GREENHAM

Estate and Letting Agents



58 Ormerod Road, Hull, HU5 5TS

Offers in the region of £125,000

TWO WELL-PROPORTIONED BEDROOMS IDEAL FOR FIRST-TIME BUYERS - INVITING LIVING AREA WITH FEATURE LOG BURNER FOR A COSY ATMOSPHERE - OFF-STREET PARKING AND EXCELLENT TRANSPORT LINKS TO HULL AND COTTINGHAM

Nestled on the charming Ormerod Road in Hull, this delightful semi-detached house presents an excellent opportunity for first-time buyers. With two well-proportioned bedrooms, this property is perfect for those looking to establish their own home. The inviting living area boasts a beautiful log burner, creating a warm and cosy atmosphere, ideal for relaxing evenings or entertaining guests.

The property features a convenient drive, providing off-street parking, which is a valuable asset in this bustling area. The location offers great transport links, making it easy to commute into Hull or the picturesque village of Cottingham, ensuring that you are well-connected to local amenities and services.

This home is not just a property; it is a wonderful place to create lasting memories. With its appealing features and prime location, it is sure to attract interest from those seeking a comfortable and stylish living space. Do not miss the chance to make this charming house your new home.

LIVING ROOM

13'5 x 11'6 max (4.09m x 3.51m max)

With bay window and log burner

KITCHEN

13'5 x 8'1 max (4.09m x 2.46m max)

With a range of base to eye level units, complementary work top surfaces, sink and draining unit, electric oven and gas hob with overhead extractor fan, space for fridge freezer, space for washer, tiled to splash back areas

BEDROOM ONE

13'5 x 11'6 max (4.09m x 3.51m max)

With fitted wardrobes

BEDROOM TWO

8'4 x 7'7 max (2.54m x 2.31m max)

BATHROOM

Featuring a corner shower, low level w/c and vanity hand basin

OUTSIDE

Front of the property benefits from a gravelled drive. The rear garden is partly gravelled and astroturfed with outhouse

CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band "A"

DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

DOUBLE GLAZING

The property has the benefit of double glazing.

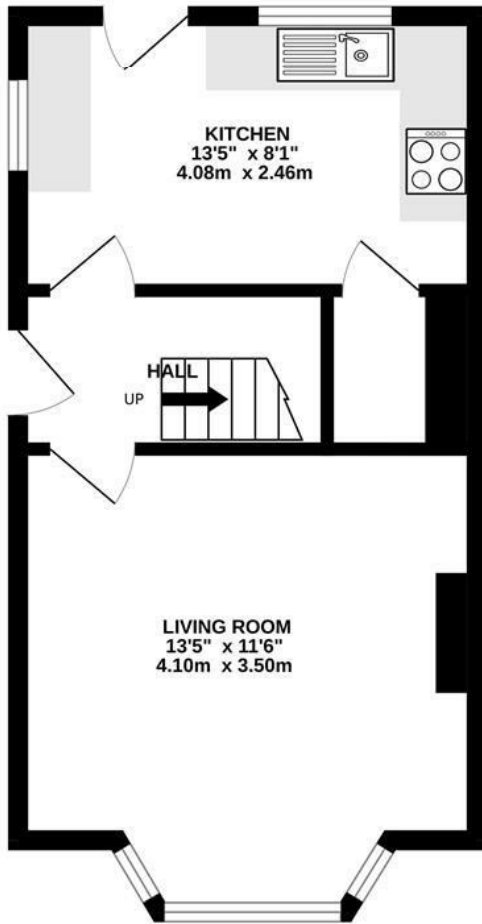
TENURE

Symonds + Greenham have been informed that this property is Freehold

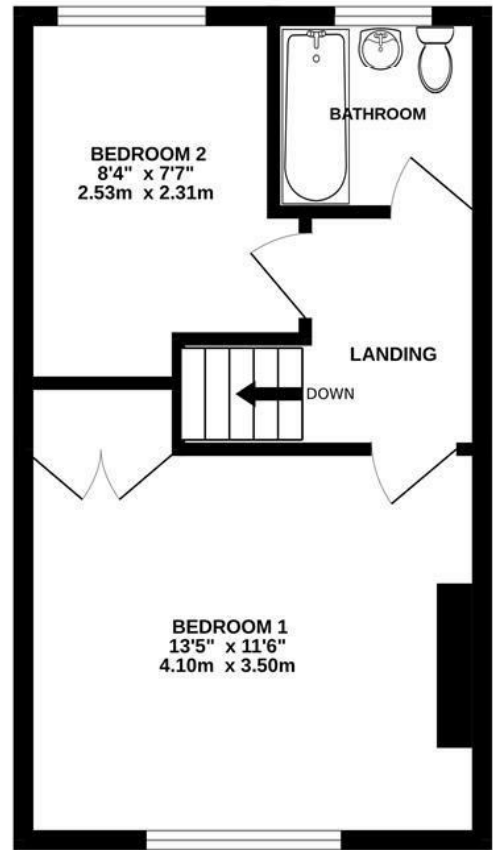
VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

GROUND FLOOR
474 sq.ft. (44.0 sq.m.) approx.

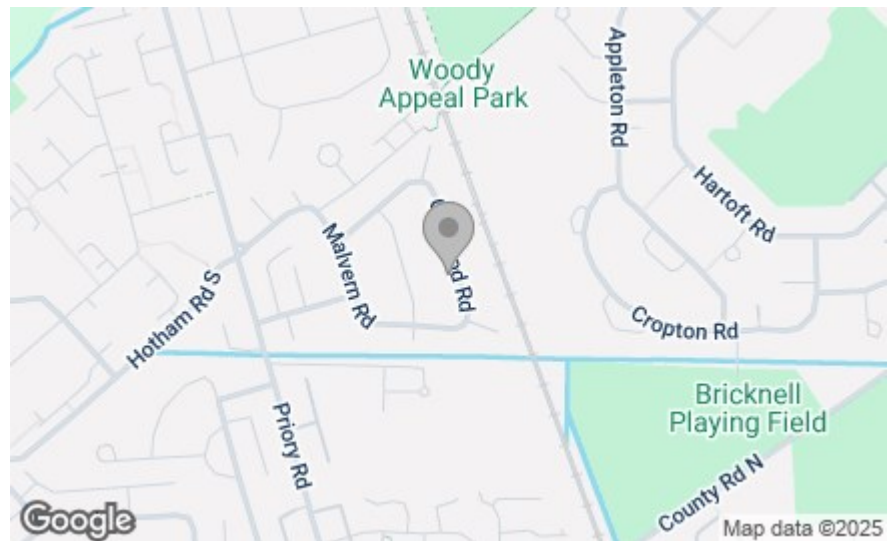


1ST FLOOR
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 797 sq.ft. (74.0 sq.m.) approx.

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.
Made with Metropix ©2025



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	