









Welcome to

Orchard Park Road, Hull

William H. Brown is delighted to market this 3 bedroom semi detached property! The property compromises of off street parking and great local amenities!













Entrance Hall

Double glazed entrance door to the front, double glazed window to the front and a radiator.

Lounge

19' 8" max x 13' 1" max (5.99m max x 3.99m max)
Double glazed window to the front, double glazed window to the side, electric fire, radiator and coving to the ceiling.

Kitchen

11' 1" x 7' 11" (3.38m x 2.41m)

Fitted kitchen with a range of wall and base units, work surfaces, gas cooker point, stainless steel sink, plumbing for an automatic washing machine, radiator, tiled floors, understairs cupboard and double glazed window to the rear.

Utility Room

5' 11" x 7' 9" (1.80m x 2.36m)

Double glazed door to the rear, double glazed window to the rear, tiled floors and a radiator.

Landing

Two storage cupboards and access to the loft.

Bedroom 1

9' 5" x 13' 2" max (2.87m x 4.01m max) Double glazed window to the front, fitted wardrobes, storage cupboard and a radiator.

Bedroom 2

8' 8" x 8' 1" (2.64m x 2.46m)

Double glazed window to the rear, radiator and coving to the ceiling.

Bedroom 3

6' 7" x 10' 2" (2.01m x 3.10m) Double glazed window to the side and a radiator.

Upstairs W/C

Double glazed door to the rear and high cistern W/C.

Wet Room

Wet room with wet room style shower, pedestal wash hand basin, radiator, tiled walls and double glazed window to the rear.

Front Garden

Concrete driveway.

Rear Driveway

Artificial lawned area, paved patio and fence surround.

Garage

15' 11" x 8' 10" (4.85m x 2.69m)

Manual overhead door to the front, wooden door to the side and single glazed window to the rear.





Welcome to

Orchard Park Road, Hull

- 3 Bedroom Semi-Detached Property
- Off Street Parking
- Requires A Degree Of Upgrading
- Great Local Amenities
- Popular Bus Routes

Tenure: Freehold EPC Rating: D

offers over

£115,000

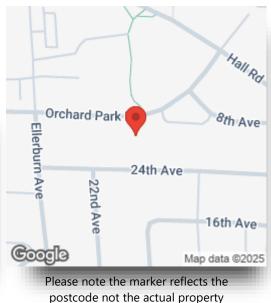
Directions to this property:

See below map for property location, for further information please contact the Residential Sales Team on 01482 447748.









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Property Ref: NEA119254 - 0009 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





01482 447748



NewlandAvenue@williamhbrown.co.uk



82 Newland Avenue, HULL, East Yorkshire, HU5 3AB



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.