



Orchard Road, Hull HU4 6XS

Welcome to

Orchard Road, Hull

Beautifully Presented Home Off Anlaby Park Road North with - Entrance Hall, Lounge, Fitted Kitchen/Diner, 3 Bedrooms, Family Bathroom, Gardens & Off Street Parking! Call and book your viewing now!



Entrance Hall

With double glazed door to the side, radiator and stairs to the First Floor.

Lounge

12' 10" x 16' (3.91m x 4.88m)

With double glazed windows to the front and side, radiator and television point.

Kitchen

12' 7" x 13' 7" (3.84m x 4.14m)

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, plumbing for an automatic washing machine, space for a cooker, space for a fridge freezer, radiator, double glazed window to the side and double glazed french style doors leading to the Rear Garden.

First Floor

Landing

With double glazed window to the side, radiator and storage cupboard.

Bedroom 1

11' 9" x 16' 2" (3.58m x 4.93m)

With double glazed windows to the front and side, radiator, coving to the ceiling and loft access.

Bedroom 2

8' 9" x 12' 7" (2.67m x 3.84m)

With double glazed window to the rear and radiator.

Bathroom

Bathroom with bath, low level wc, vanity wash hand basin, towel style radiator, spot light points and double glazed window to the side.

Second Landing

With double glazed window to the side and radiator.

Bedroom 3

8' 8" x 13' 9" (2.64m x 4.19m)

With double glazed window to the side, radiator, television point and loft access.

Outside

Front Garden

With gravelled area and private side driveway providing off street parking.

Rear Garden

With lawned area, paved patio area, further patio area, side access gate, fencing and shed.



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Welcome to

Orchard Road, Hull

- 3 Bedroom Semi Detached Home
- Beautifully Presented Throughout
- Extremely Popular Residential Location
- Off Street Parking
-

Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers over
£235,000

Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY110718 - 0006

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.

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.



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