



Orchard Road, Skidby, HU16 5TL  
Offers In The Region Of £280,000

  
**Philip  
Bannister**  
Estate & Letting Agents

# Orchard Road, Skidby, HU16 5TL

## Key Features

- Renovated Semi-Detached Home
- Modern Fittings Throughout
- Versatile Accommodation
- 4 First Floor Bedrooms
- 2 Reception Rooms
- Well Appointed Breakfast Kitchen
- Bathroom & Separate WC
- Front & Rear Gardens
- Driveway & Garage
- EPC = TBC

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

This beautifully modernised 4-bedroom semi-detached home offers an ideal blend of spaciousness and contemporary living. The ground floor features an entrance porch that leads into a welcoming hall, setting the tone for the well-appointed breakfast kitchen—perfect for casual dining. The spacious lounge, with its large sliding doors, opens up to the rear garden, seamlessly blending indoor and outdoor spaces. An additional reception room provides versatile space, ideal for a sitting room, playroom, or a ground floor bedroom, while a stylish bathroom and a convenient rear lobby with utility area complete the ground floor.

Upstairs, the property offers four bedrooms, providing ample space for family and guests, along with a handy WC. The property's exterior is equally impressive, boasting a front garden and a side driveway that leads to a garage. The tiered rear garden, enjoying a desirable westerly aspect, offers a perfect retreat for relaxation and entertaining. This home truly combines practicality and modern comforts, making it a perfect choice for those seeking versatile living spaces.





## ACCOMMODATION

The property is arranged over two floors and comprises:

### GROUND FLOOR

#### ENTRANCE PORCH

Allowing access to the entrance porch through a uPVC door. An internal door leads to:

#### ENTRANCE HALL

With access to the internal accommodation. A staircase leads to the first floor.

#### KITCHEN

12'7 x 10'4 (3.84m x 3.15m)

A recently fitted kitchen with a range of high quality units mounted with compact laminate worksurfaces. There are a host of integral appliances throughout the kitchen which include an oven, hob, extractor hood, fridge freezer and dishwasher. A breakfast bar is to one side and there is a sink unit beneath a window to the side elevation. A door leads to:

#### REAR PORCH

With a cupboard housing a modern central heating boiler, another door leads to a utility area which is plumbed for an automatic washing machine. The porch has windows to the side and rear elevations and a door leading to the side of the property.

#### LOUNGE

12'3 x 18'8 (3.73m x 5.69m)

A spacious lounge which is positioned to the rear of the property having sliding doors opening to the rear garden. There is a feature fireplace within the chimney breast.

#### SITTING ROOM

10'3 x 11'11 (3.12m x 3.63m)

A versatile front facing reception room, with a window to the front elevation.

#### BATHROOM

7'2 x 7'6 (2.18m x 2.29m)

A beautifully appointed modern bathroom which is fitted with a three piece suite comprising W/C, wash basin and a panelled bath with a shower and glazed screen over. There is partial tiling to the walls and tiling to the floor.

### FIRST FLOOR

#### LANDING

With access to the accommodation at first floor level.

#### BEDROOM 1

11'8 x 12'1 (3.56m x 3.68m)

A generous primary bedroom with a dormer window to the front elevation and a cupboard/wardrobe to one corner.

#### BEDROOM 2

9'5 + wardrobes x 14'4 (2.87m + wardrobes x 4.37m)

A second double bedroom with a wall of fitted wardrobes and a window to the side elevation.

#### BEDROOM 3

5'8 x 11'8 (1.73m x 3.56m)

With a window to the rear elevation.

#### BEDROOM 4

5'11 x 10'11 (1.80m x 3.33m)

With a window to the rear elevation.

#### WC

With a WC and wash basin.

## OUTSIDE

To the front of the property there is a lawn area with borders and a block paved driveway which continues to the side of the property leading to a single concrete sectional garage. The rear garden is split level with a block paved area adjoining the property. Steps lead up to a lawned area with the garden continuing to the side and rear of the garage.

## 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 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 D. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

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.

## TENURE

We understand that the property is Freehold.

## VIEWINGS

Strictly by appointment with the sole agents.

## 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 in-house 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.

### **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.

### **AGENT NOTES.**

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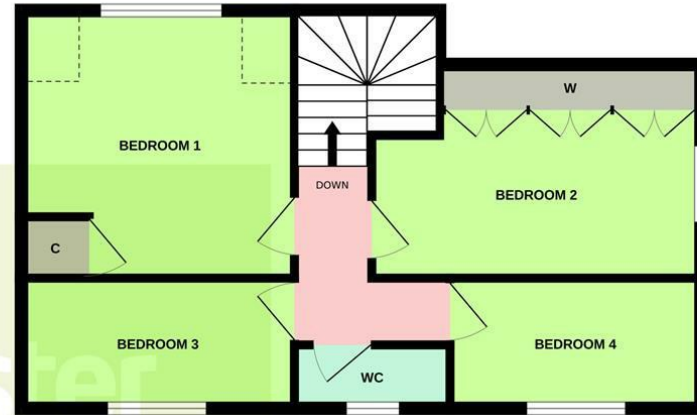
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GROUND FLOOR  
712 sq.ft. (66.1 sq.m.) approx.



1ST FLOOR  
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA: 1199 sq.ft. (111.4 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.  
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