



## Ormerod Road

Hull, HU5 5TS

- Semi-Detached Home
- Two Reception Rooms
- Downstairs WC
- Close to Local Amenities
- Popular Residential Area
- Two Bedrooms
- Driveway
- Good Transport Links
- Perfect for First Time Buyers & Small Families
- Viewing Highly Recommended

Asking price £145,000





Located on the popular Ormerod Road, this well-presented semi-detached property offers surprisingly generous and versatile accommodation throughout, making it an ideal home for first-time buyers, couples or a small family.

The ground floor comprises a welcoming lounge, a good-sized kitchen/diner, conservatory, useful utility room and a convenient downstairs WC.

To the first floor are two well-proportioned bedrooms, along with a modern family bathroom.

Externally, the property benefits from a driveway to the front providing off-road parking, while to the rear is a large garden. A particular highlight is the summer house, which provides a versatile additional space that could be used as a home office, additional storage or an entertaining area.



Located in a popular residential area, the property is ideally positioned for access to a range of local amenities and everyday conveniences, with good transport links providing easy access to Hull and surrounding areas.

### Entrance Hall

Welcoming entrance hall providing access to the kitchen area and stairs rising to the first floor.

### Kitchen/Diner

10'5" x 16'8"

This kitchen/diner is a bright, functional space featuring a mix of black and white cabinetry with natural wood work surfaces. A central breakfast island provides additional workspace and seating for casual dining. The kitchen is equipped with modern appliances, and the wooden floor adds warmth and continuity to the overall design. The open-plan layout connects smoothly to the rest of the home, making this a practical and sociable area.

### Lounge

12'11" x 11'1"

A comfortable and well-presented reception room offering a welcoming space to relax and unwind. A bay window provides natural light and offers plenty of space for a range of furniture. With wooden flooring, traditional style fireplace and radiator.

### Conservatory

10'4" x 10'2"

Benefitting from underfloor heating, the conservatory offers a bright and airy space with large windows, sky light and patio doors leading to the garden.

### Utility Room

This utility room provides practical space for laundry and storage needs, situated conveniently off the kitchen area. It includes fitted units and plumbing connections.

### Downstairs WC

The downstairs WC features a modern suite with a wash hand basin with vanity below, toilet, tiled flooring and a frosted window providing privacy.

### Bedroom 1

13'2" x 11'2"

This well-proportioned main bedroom is fitted with built-in wardrobes and overhead storage units in a light wood finish, providing ample storage. The room features a large window to the front allowing natural light to fill the space. Wood effect laminate flooring and a traditional fireplace add character.

### Bedroom 2

7'6" x 9'1"

This second bedroom is a good size featuring built-in wardrobes and overhead cupboards in a similar light wood finish as the main bedroom. A window looks out to the rear aspect, providing natural light to the room. With carpet flooring and radiator.

### Bathroom

5'4" x 5'3"

The bathroom is stylishly finished with light grey tiles on the walls and darker floor tiles. It includes a bath with a shower overhead, a toilet,

heated towel radiator, underfloor heating and a wash hand basin with vanity below. A frosted window provides natural light, ventilation and privacy.

### Rear Garden

The rear garden is a well-maintained outdoor space with a paved patio area, leading onto artificial grass and further planted borders. It is fully enclosed by fencing, offering privacy and includes a summer house at the far end.

### Front External

The property benefits from a driveway, offering useful off-road parking and wooden double gates providing access to the rear garden.

### Additional Information

- Tenure Type - Freehold
- Local Authority - Hull City Council
- Council Tax Band - A
- Energy Performance Certificate Rating (EPC) - D
- Services - Mains Water, Electricity, Gas and Drainage are connected to the property

### Viewings

Viewings are strictly by appointment only via Hanbeck Estate Agents. Please get in touch if you would like a viewing.

### Free Valuation

Thinking of selling or letting?

If you are thinking of selling or letting a property, Hanbeck Estate Agents can be of assistance. We offer honest and friendly in-person property valuations. Please get in touch and we will arrange a no-obligation property appraisal.

### Mortgages

Hanbeck Estate Agents can introduce you to independent financial advisors who have access to the whole of the mortgage market. Get in touch today for a free no obligation consultation.

### Money Laundering Regulations

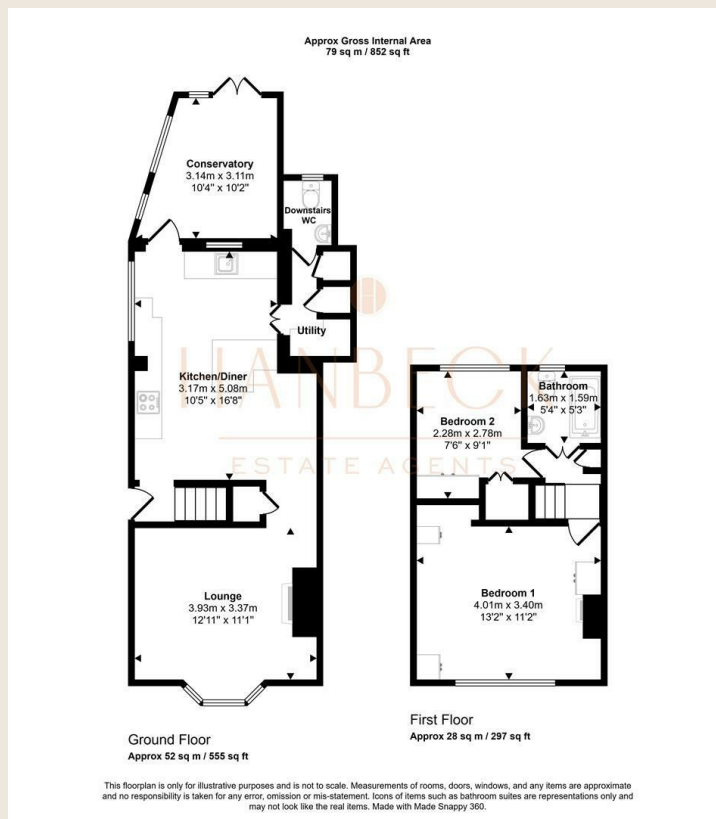
Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.

### Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal



Local Authority **Hull City Council**  
Council Tax Band **A**  
EPC Rating **D**



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

