



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **23 Orchard Road, Hull, HU4 6XS**

### **£270,000**

Nestled on the picturesque Orchard Road in Hull, this charming three-bedroom semi-detached house presents a delightful blend of traditional style and modern living. Set on a tree-lined avenue, the property offers a serene environment, making it an ideal choice for families and professionals alike.

Upon entering, you are greeted by a spacious lounge that features a lovely bay window and a cosy log burner, perfect for those chilly evenings. The heart of the home is undoubtedly the extended kitchen diner, finished to an exceptional standard. With bifolding doors that seamlessly connect the indoor space to the large south-west facing landscaped rear garden, this area is perfect for entertaining guests or simply enjoying the outdoors.

The three bedrooms are thoughtfully designed, ensuring comfort and privacy for all family members. The modern bathroom, equipped with both a bath and shower, completes this lovely home, ensuring that every detail has been considered.

Conveniently located, the house is situated on Anlaby Park Road North, which links Anlaby High Road and Boothferry Road. Residents will appreciate the easy access to local amenities in Anlaby Common and the charming village of Anlaby. For those commuting, the A63/M62 motorway link is just a short drive away, making travel straightforward. Additionally, local schooling and public transport options are readily available, along with leisure facilities at the nearby Costello Sports Centre.

This property is a true gem, offering a perfect combination of comfort, style, and convenience in a sought-after location. With off-street parking it is an opportunity not to be missed.

## 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 "C"

## 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.

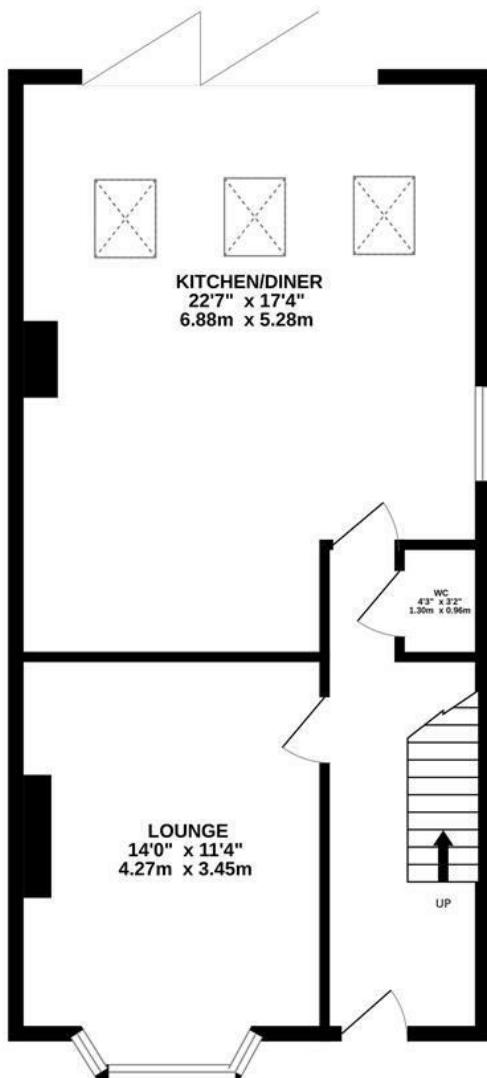
## TENURE

Symonds + Greenham have been informed that this property is Freehold/

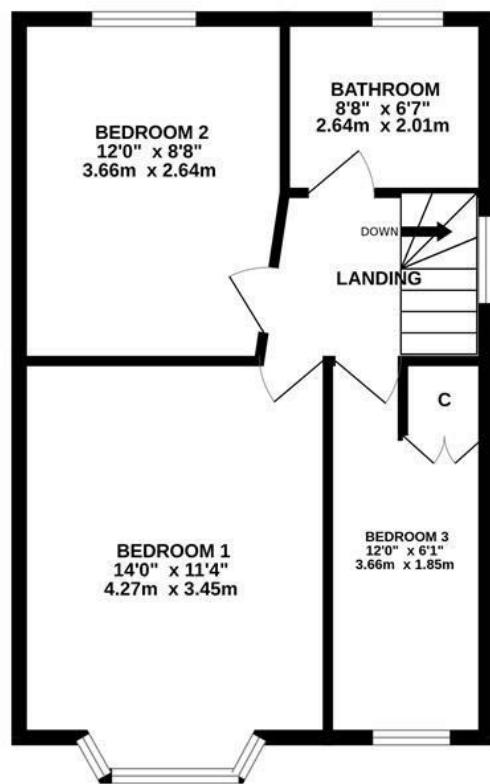
## VIEWINGS

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

## GROUND FLOOR



## 1ST FLOOR



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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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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

