Whitakers
Estate Agents









27 Orchard Road, Hull, HU4 6XS

£310,000

No Onward Chain

This well-presented family home has been thoughtfully altered and extended from its original design to provide over 1,250 sq ft of well-planned living space. The property has been finished to a high standard throughout and is ideal for a growing family seeking a larger home that is ready to move straight into.

The accommodation briefly comprises a storm porch, entrance hall, ground floor W.C, front lounge and an impressive 24' open-plan living/dining room with French doors opening into the conservatory. The 18' fitted kitchen features mood lighting, a roof window and an integrated wine cooler.

To the first floor are three well-proportioned bedrooms, all fitted, along with a modern family bathroom. A fixed staircase leads to the fitted master bedroom with en-suite facilities.

Externally, the property offers a low-maintenance front garden and a side driveway providing off-street parking, leading to a brick-built garage with utility room. To the rear is a well-kept garden, mainly laid to lawn with a paved seating area and designated hot tub space. A summerhouse with power and lighting provides an ideal home office or hobby room, alongside a further brick-built storage shed.

The Accommodation Comprises

Front External
The property is approached via a block paved drive, providing access to the garage and generous off-street parking for multiple vehicles.

Ground Floor

Entrance
With storm porch leading to the stained glass front door.

Hallway



With central heating radiator, under stairs store and W.C

W.C



With a low flush toilet

Lounge 12'5 x 11'11 (3.78m x 3.63m)



Upvc double glazed bay window, central heating radiator and contemporary Gas fire.

Kitchen 18'7 x 7'7 max (5.66m x 2.31m max)



Floor and eye level units with complimentary work surfaces above, integrated Wine cooler, Oven, Hob and Hood above. Tiled flooring and Upvc double glazing and French doors leading to the garden and wooden glazed rear door. Roof window that lets the natural light flood the room.

Sitting Room 11'4 x 12'9 (3.45m x 3.89m)





Open plan to dining room with laminate flooring, wood burner with slate hearth and central heating radiator.

Dining Room 11'7 x 9'11 (3.53m x 3.02m)



Open plan to sitting room with French doors leading to the conservatory and central heating radiator.

Conservatory 10'7 x 9'11 (3.23m x 3.02m)



Wooden UPVC double glazing, laminate flooring

First Floor

Landing



With access via fixed staircase leading to Bedroom one

Bedroom One 16'6 x 9'04 (5.03m x 2.84m)



UPVC double glazed dormer window, central heating radiator, fitted wardrobes and built in storage

En-Suite 8'10 x 6'0 (2.69m x 1.83m)



with walk-in enclosure mixer shower, low flush w.c, central heating radiator, built in storage & roof window

Bedroom Two 14'0 x 9'0 (4.27m x 2.74m)



UPVC double glazed bay window, central heating radiator, fitted wardrobes

Bedroom Three 12'11 x 9'0 (3.94m x 2.74m)



UPVC double glazed window, central heating radiator, fitted wardrobes

Bedroom Four 8'8 x 7'0 (2.64m x 2.13m)



Central heating radiator, fitted wardrobes, built in storage

Bathroom 6'11 x 6'05 (2.11m x 1.96m)



UPVC double glazed window, central heating radiator, tiled flooring, vanity sink, low flush w.c. panelled bath with mixer shower over

Rear External



The side driveway leads to a brick-built garage with utility room. To the rear is a well-kept garden, mainly laid to lawn with a paved seating area and designated hot tub space. A summerhouse with power and lighting provides an ideal home office or hobby room, alongside a further brick-built storage shed.

Land Boundary

Tenure

Council Tax Band
Local Authority - Kingston Upon Hull
Council Tax band - C

EPC Rating
EPC Rating TBC

Making an offer
In order to progress an offer we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract, we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50.00 - these fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to silicitors to progress a sale.

Material Information
Construction - Standard
Conservation Area - Yes
Flood Risk - Very low
Mobile Coverage / Signal - EE Vodafone Three O2
Broadband - Ultrafast 10000 Mbps
Coastal Erosion - N/A
Coalfield or Mining Area - N/A

Additional Service
Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes
Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

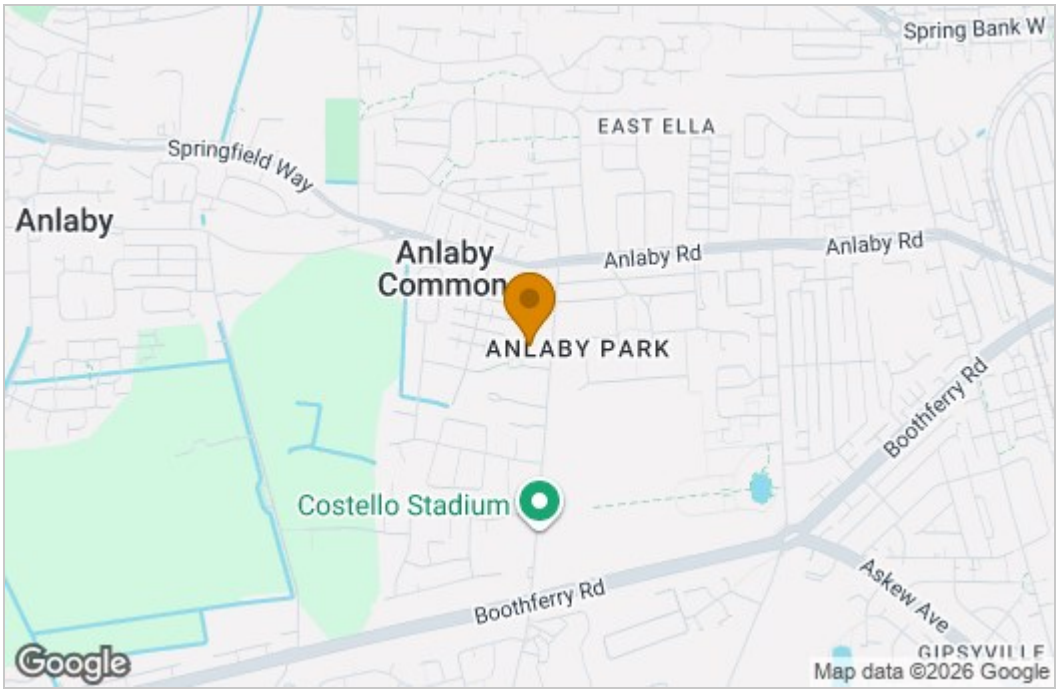
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We offer a free sales valuation service, as an Independent company we have a strong interest

in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

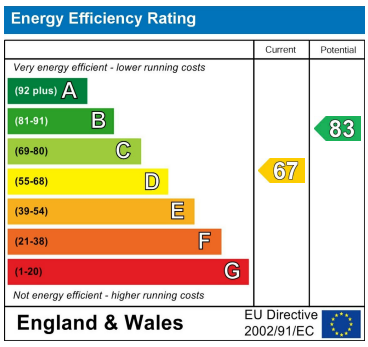
Floor Plan

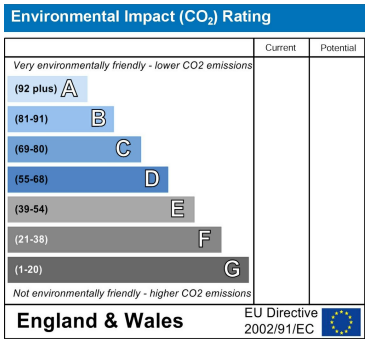


Area Map



Energy Efficiency Graph





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