

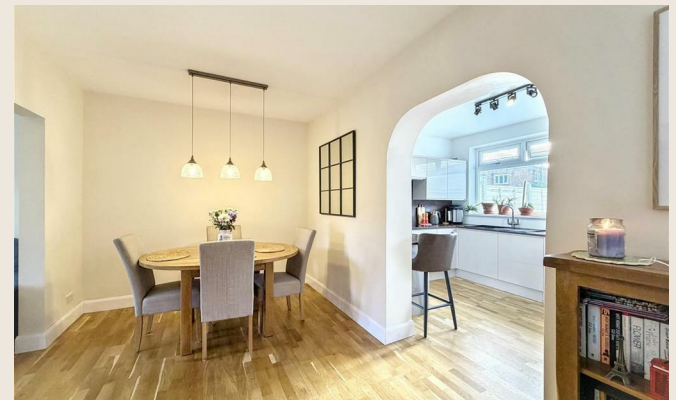


Ormerod Road

Hull, HU5 5TS

- Two Large Bedrooms
- Spacious Lounge
- Shared Garage
- Good Transport Links
- Perfect for First Time Buyers & Small Families
- Semi-Detached Home
- Shared Driveway
- Popular Residential Area
- Close to Local Amenities
- Viewing Highly Recommended

Asking price £145,000





Situated on the ever-popular Ormerod Road, this extended two-bedroom semi-detached home offers well-proportioned accommodation throughout, making it an excellent choice for first-time buyers, small families or those looking for a well-located home within a popular residential area.

The ground floor has been extended to provide a welcoming lounge, separate dining area and a stylish, modern kitchen, creating a practical and comfortable living space for everyday life and entertaining. The modern kitchen provides a contemporary finish and is a particular highlight of the home.

To the first floor are two genuinely large bedrooms, offering plenty of space for furniture and storage, together with a family bathroom. There is also a useful storage cupboard, which is currently utilised as additional wardrobe space, providing further flexibility.

Externally, the property benefits from a shared driveway providing access to a shared garage, offering useful off-road parking and storage. To the rear is a pleasant garden with a paved seating area leading onto a lawned section, providing a good balance of entertaining space and garden space for families.

Located within a popular residential area and benefiting from access to well-regarded local schools, this is a fantastic opportunity for those looking to take their first step onto the property ladder or for a small family wanting a comfortable home in a convenient location. Early viewing is highly recommended.



Entrance Hall

Welcoming entrance hall providing access to the main living accommodation and stairs rising to the first floor.

Lounge

11'9" x 13'9"

This inviting lounge offers a comfortable and bright space, featuring large windows that flood the room with natural light. It is tastefully presented with neutral tones and wood-effect laminate flooring, creating a warm and welcoming atmosphere perfect for relaxation. The room flows effortlessly into the dining area through a wide archway, enhancing the open-plan feel whilst maintaining distinct zones for living and dining.

Dining Room

14'11" x 8'11"

Set adjacent to the lounge, this dining room features wood-effect laminate flooring and a soft, neutral decor that complements the rest of the home. It comfortably accommodates a dining table and chairs, creating an inviting space for meals and gatherings. A large archway connects it directly to the kitchen, facilitating easy access and an open, sociable layout.

Kitchen

13'2" x 8'11"

This well-appointed kitchen features a modern design with sleek cabinetry in a soft grey finish and dark work surfaces that provide ample preparation space. A large window above the sink allows plenty of natural light to brighten the room, while the wood-effect laminate flooring continues the warm tone seen throughout the ground floor. Integrated appliances, a small breakfast bar and a door leading outside to the garden enhance practicality and convenience.

Bedroom 1

14'9" x 11'6"

A generous bedroom, facing the front aspect, which is light and airy with two windows that allow natural daylight to stream in. Neutral carpeting and soft wall colours provide a restful atmosphere with plenty of room for bedroom furniture, ensuring comfort and versatility.

Bedroom 2

14'0" x 14'6"

A spacious and tranquil retreat, finished in calm, neutral tones with light carpeting underfoot. Windows facing the rear aspect offer pleasant views and allow natural light to fill the room, creating a bright and airy ambience. The room benefits from ample space for wardrobes and additional furniture such as bedside tables and a dressing table, resulting in a restful and organised bedroom space.

Bathroom

5'7" x 4'4"

The bathroom is designed with a modern touch, featuring a white suite comprising a bathtub with an overhead rainfall style shower, a wall mounted wash hand basin, and a toilet. The walls are partially tiled in a neutral palette with an accent panel behind the bath, and a frosted window allows natural light while ensuring privacy. A heated towel rail adds a practical and comfortable detail to the space.

Rear Garden

A pleasant enclosed rear garden with a paved seating area, ideal for outdoor dining and entertaining, leading onto a lawned section providing a good amount of garden space for families or those who enjoy outdoor living. There is a side gate leading to the shared drive and garage.

Front External

The property benefits from a shared driveway providing access to the shared garage, offering useful off-road parking and additional storage.

Additional Information

- Tenure Type - Freehold
- Local Authority - Hull City Council
- Council Tax Band - A
- Energy Performance Certificate Rating (EPC) - Awaiting Rating
- 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

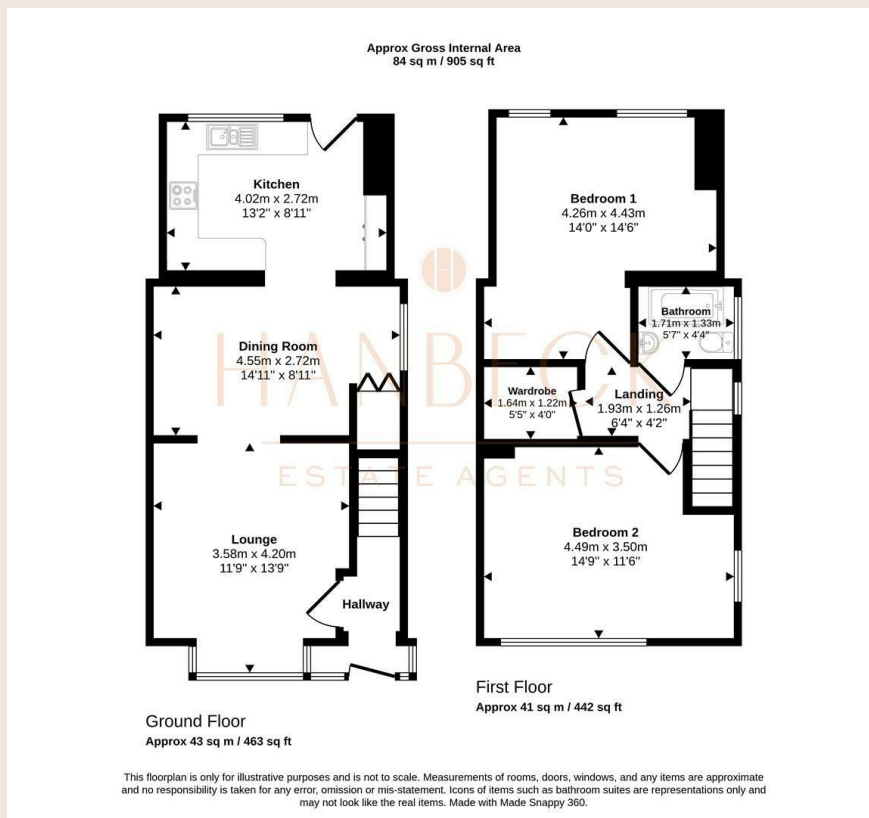
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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 representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Hanbeck Estate Agents have not tested any apparatus, equipment, fixtures or services, so cannot confirm that they are in working order and the property is sold on this basis.



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



Hull Office

929 Spring Bank West, Hull, East
Yorkshire, HU5 5BE

Contact

01482 680850
info@hanbecks.co.uk
hanbecks.co.uk

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.

