

# Whitakers

Estate Agents



## 32 Orchard Road, Hull, HU4 6XS

**£235,000**

Introducing this recently refurbished traditional property which would make an ideal home for a growing family wanting to take advantage of amenities, transport links, and leisure facilities local to Anlaby Park Road North.

Externally to the front aspect, there is an enclosed gravelled garden with a side drive that accommodates off-street parking, and leads to the detached garage.

Upon entering, the resident is greeted by a welcoming entrance hall that follows to a bay fronted lounge, spacious dining room, and fitted kitchen.

A fixed staircase ascends to the first floor which boasts two double bedrooms, good third bedroom with fitted wardrobes and cupboards, and a bathroom furnished with a three-piece suite.

The generously sized rear garden is mainly laid to lawn with well-stocked borders, and complimented with a patio seating area.

The accommodation comprises

Front external



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Ground floor

Hall

UPVC double glazed door with side window, UPVC double glazed window, central heating radiator, under stairs storage cupboard, and laminate flooring.

Lounge 14'1" x 11'6" maximum (4.31 x 3.52 maximum )

UPVC double glazed bay window, central heating radiator, fireplace with marbled inset / hearth and decorative wooden surround, and laminate flooring.

Dining room 14'4" x 11'11" (4.39 x 3.64 )

UPVC double glazed bay window, two central heating radiators, fireplace with marbled inset / hearth and decorative wooden surround, and laminate flooring.

Kitchen 15'3" x 6'8" (4.65 x 2.05 )

UPVC double glazed door with side window, UPVC double glazed window, central heating radiator, under stairs storage cupboard, laminate flooring, and fitted with a range of floor and eye level units, worktops with splash back tiles above, sink with mixer tap and plumbing for a washing machine.

First floor

Landing

With access to the loft hatch, UPVC double glazed window, and carpeted flooring. Leading to :

Bedroom one 14'3" x 10'10" maximum (4.35 x 3.32 maximum )

UPVC double glazed bay window, central heating radiator, and carpeted flooring.

Bedroom two 11'9" x 10'11" (3.60 x 3.33 )

UPVC double glazed window, central heating radiator, and carpeted flooring.

Bedroom three 10'0" x 6'5" (3.05 x 1.98 )

UPVC double glazed window, central heating radiator, fitted wardrobes and cupboards, and carpeted flooring.

Bathroom

UPVC double glazed window, central heating radiator, panelled to splashback area with tiled flooring, and furnished with a three-piece suite comprising 'P' shaped panelled bath with mixer tap and shower with waterfall feature, vanity sink with mixer tap, and low flush W.C.

Rear external

The generously sized rear garden is mainly laid to lawn with well-stocked borders, and complimented with a patio seating area.

Garage

The residence also benefits from having a detached garage with connection to lighting and power, and accessed via an up-and-over door.

Aerial view of the property

Land boundary

Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00030075003201

Council Tax band - C

EPC rating

EPC rating - D

Material Information

Construction - Standard

Conservation Area - Anlaby Park

Flood Risk - Very low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Basic 8 Mbps / Ultrafast 10000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

Additional Services

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.

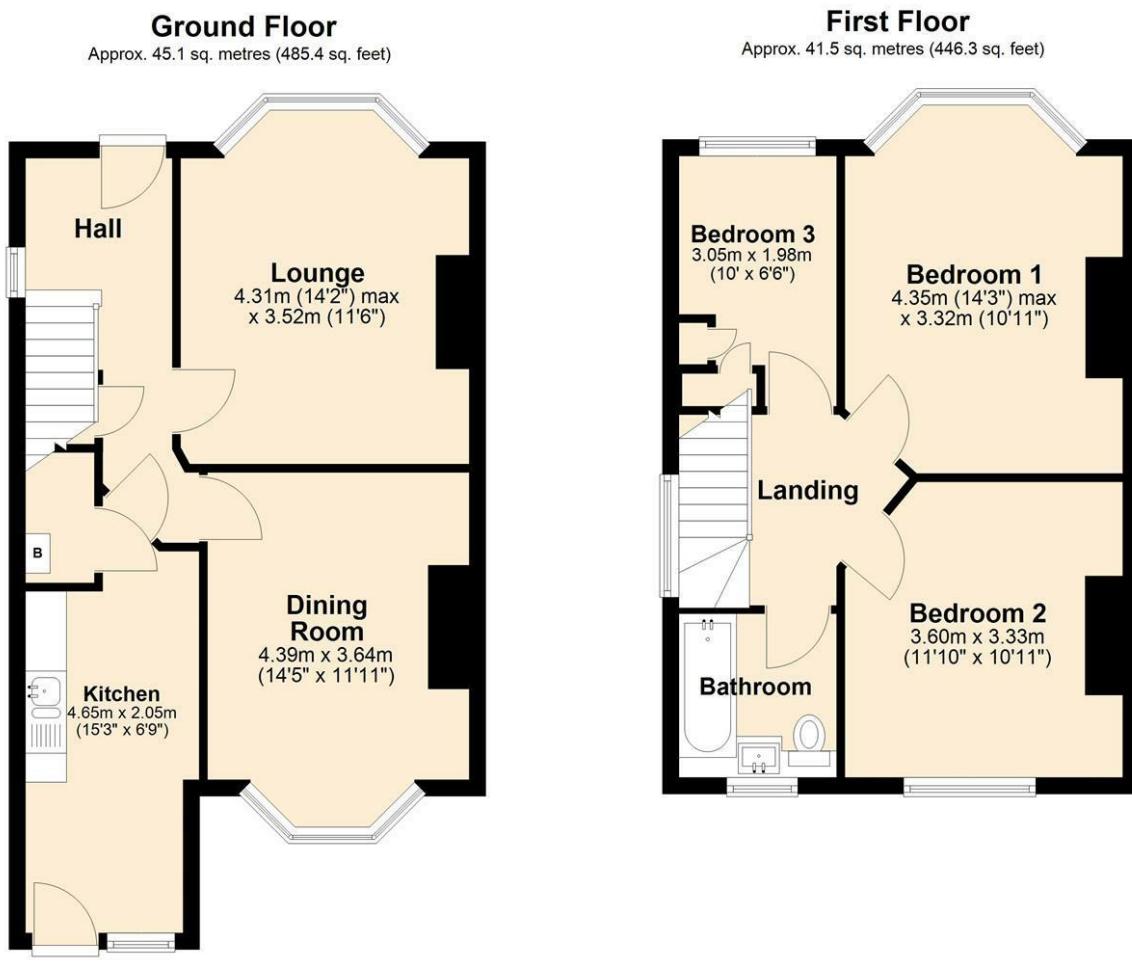
### Free Market Appraisals / Valuations

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.

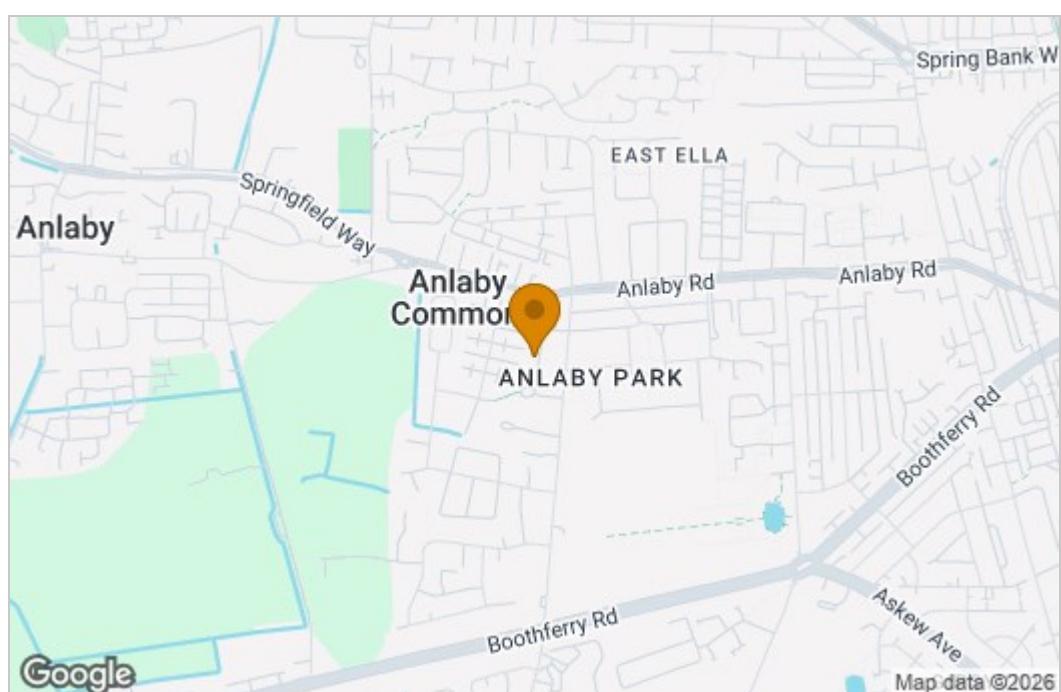
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Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

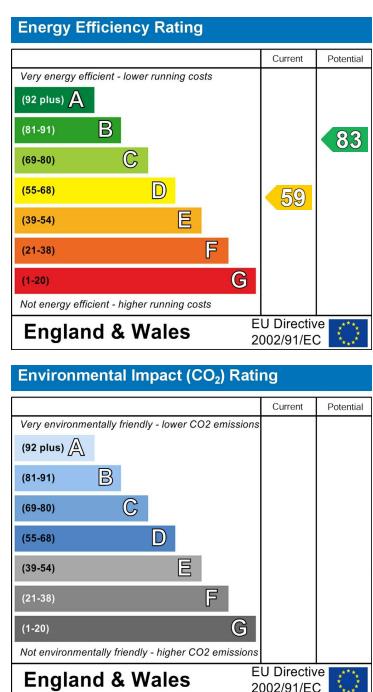
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.