



**Ormerod Road, HULL HU5 5TU**

***Welcome to***

**Ormerod Road, HULL**

Stunningly Presented Home In West Hull with - Entrance Hall, Open Plan Lounge/Diner, Fitted Kitchen, 3 Bedrooms, Family Shower Room, Gardens, Off Street Parking & Garage! Call and book your viewing today!



## Entrance Hall

With double glazed door to the front, radiator and stairs to the First Floor.

## Lounge/Diner

With double glazed bay window to the front, 2 radiators, understairs cupboard, television point and double glazed window to the side.

## Kitchen

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, gas hob, electric oven, integrated microwave and double glazed windows to the side and rear and double glazed door to the rear.

## First Floor

### Landing

With double glazed window to the side.

### Bedroom 1

With double glazed bay window to the front, radiator and fitted wardrobes.

### Bedroom 2

With double glazed window to the rear, radiator, coving to the ceiling and fitted wardrobes.

### Bedroom 3

With double glazed window to the side, radiator and fitted wardrobes.

### Shower Room

Shower Room with shower cubicle, low level wc, vanity wash hand basin, towel style radiator and double glazed window to the side.

## Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

## Outside

### Front & Side Garden

With gravelled area, wrought iron gate, path, wall, borders housing plants and shrubs, hedges, side access gate and driveway providing off street parking.

### Rear Garden

Fully block paved patio area, wall, fencing and borders housing plants, shrubs and trees.

### Garage

With up and over door.



***view this property online*** [williamhbrown.co.uk/Property/WBY111193](http://williamhbrown.co.uk/Property/WBY111193)



**Welcome to**

## **Ormerod Road, HULL**

- 3 Bedroom Home In West Hull
- Beautifully Presented Throughout
- Spacious Corner Plot
- Open Plan Lounge/Diner
- Off Street Parking & Garage

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

offers over  
**£150,000**

### **Directions to this property:**

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WBY111193 - 0004

1. 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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