

# Whitakers

Estate Agents



## 18 The Orchard, Hull, HU9 4EW

**Guide price £180,000**

\*\*\* GUIDE PRICE £180,000 - £190,000 \*\*\*

OCCUPYING A VERY QUIET CUL- DE- SAC POSITION TO THE EAST OF THE CITY THIS SEMI DETACHED TRUE BUNGALOW IS LARGER THAN ITS KERBSIDE APPEARANCE WOULD SUGGEST AND EARLY APPOINTMENTS TO VIEW ARE ENCOURAGED IN ORDER TO AVOID DISAPPOINTMENT.

THE ACCOMMODATION BRIEFLY COMPRISES LOUNGE AND DINING AREA, FITTED KITCHEN WITH APPLIANCES, CLOAK ROOM, TWO BEDROOMS OF GOOD PROPORTION AND A SHOWER ROOM WITH INDEPENDENT ENCLOSURE AND HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING.

SET WITHIN GENEROUS GARDENS TO FRONT AND REAR AND HAVING A SIDE DIVEWAY TO A BRICK BUILT GARAGE, THE PROPERTY IS WELL PRESENTED THROUGHOUT AND IS A MUST VIEW FOR THE PURCHASER LOOKING TO DOWN SIZE .

### Side Entrance Hall

With attractive laminate flooring, a radiator, useful built in storage cupboard and giving access to :

### Cloak Room



A low level wc unit, wash hand basin within a vanity unit, laminate flooring, half tiled walls and a radiator.

### Fitted Kitchen 9'2" x 7'6" (2.80 x 2.30)



A good range of fitted floor and wall units with contrasting preparation surfaces having an inset one and a half bowl sink unit with mixer tap. Window to the front aspect, partially tiled walls, plumbing for an automatic washing machine, a radiator and integrated appliances include an electric oven and grill, four ring gas hob and an overhead filter canopy.

### Lounge and Dining Area 19'6" x 10'9" (5.95 x 3.30)



Having a front entrance door and window to the front aspect, feature Adam style fire surround with marble effect back and hearth incorporating a built in gas fire, attractive laminate flooring and two radiators.

### Inner Hallway

Giving access to ;

### Bedroom One 12'7" x 9'10" (3.85 x 3.00)



Window to the rear aspect, and a radiator. Fitted wardrobes, overhead cupboards, bedside cabinets and drawers and a matching bed head.

### Bedroom Two



French Doors giving access to the rear garden and allowing plenty of natural light. There is also a radiator.

### Shower Room



A shower unit within an independent enclosure, wash hand basin with half pedestal and a low level wc unit. Tiled walls and a chrome heated towel rail.

## Gardens



There are generous gardens to the front and rear of the property with the front garden being open plan and laid to decorative aggregates and the rear enclosed and laid to decorative aggregates, paved patio area and there is garden storage shed of good proportion.

### Brick Built Garage



Accessible via a side driveway with up and over vehicular door, a side personnel door and electricity supply.

### Council Tax

Hull City Council - band

### 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

sales 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.

### Tenure

This property is freehold

### 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.

### Material Information:

Construction - Brick under tiled roof

Conservation Area - No

Flood Risk -Low

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

Broadband - Basic 15 Mbps Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area -No

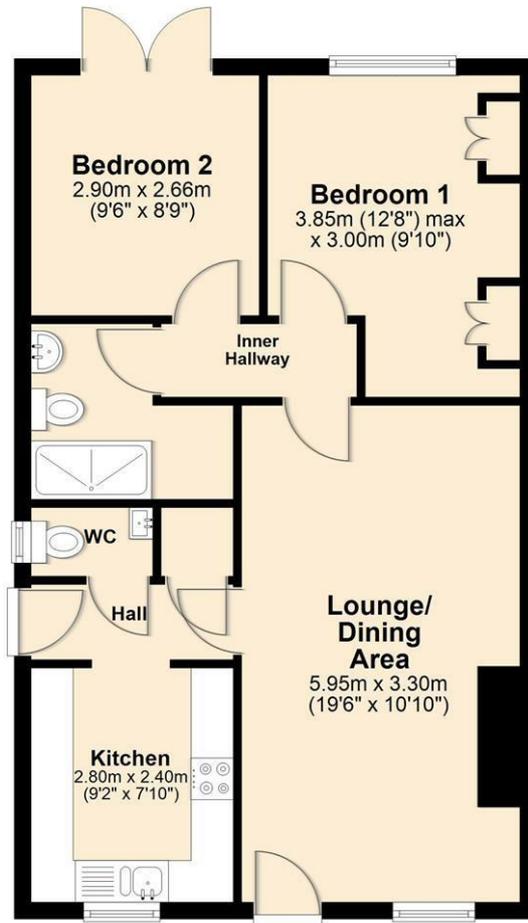
Planning -No

### Whitakers Estate Agent Declaration:

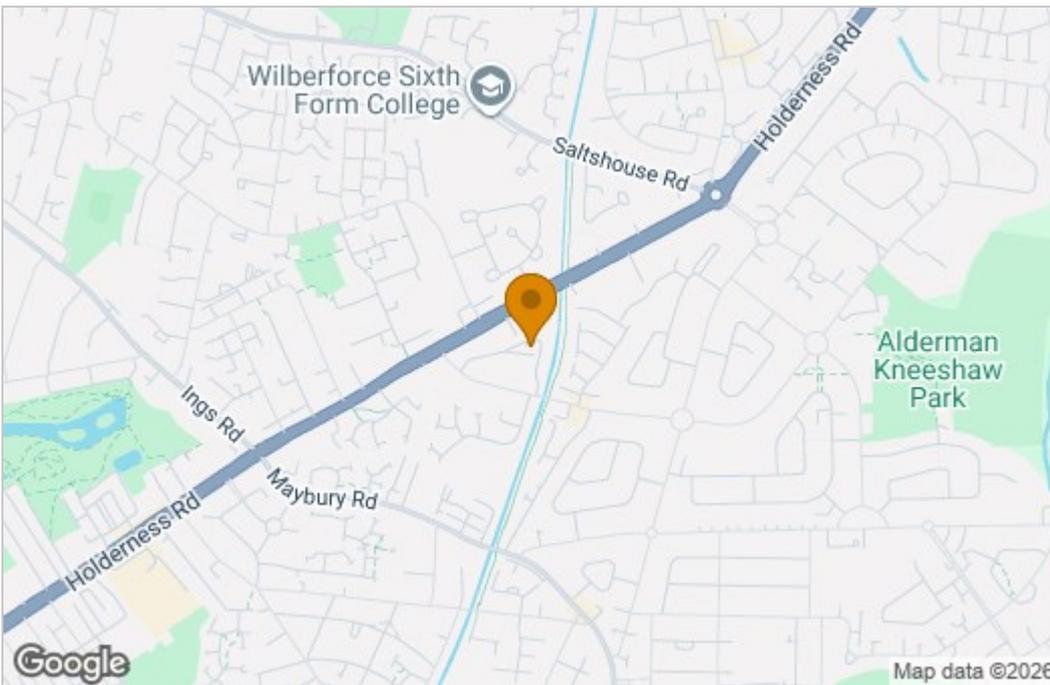
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# Floor Plan

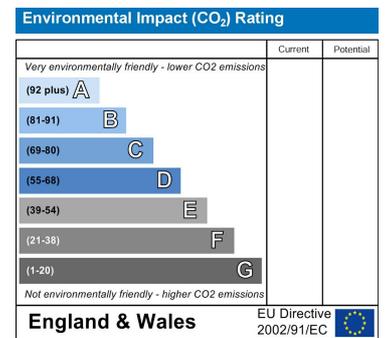
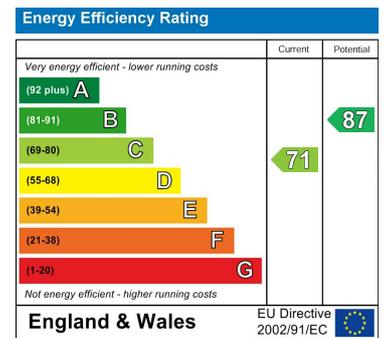
## Ground Floor



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.