



SYMONDS + GREENHAM

Estate and Letting Agents



305 Orchard Park Road, Hull, Yorkshire HU6 9BZ

Asking price £85,000

ATTENTION FIRST TIME BUYERS - THIS HOME TICKS ALL THE BOXES - STUNNING INTERIOR - TWO DOUBLE BEDROOMS - OFF-STREET PARKING

This mid-terraced home is situated off Hall Road close to well regarded schools and local amenities and is only a short drive from Kingswood retail park which is home to a super-market, a cinema and a range of retail outlets and restaurants. The property would be perfect for a first time buyer but could also be suitable for an investor due to the high rental demand for homes in the area. The property has been decorated to a high standard throughout and boasts a stunning living room, a gorgeous modern kitchen, two double bedrooms, a stylish bathroom, off-street parking to the front and a generous garden to the rear.

GET YOUR FOOT ON THE PROPERTY LADDER...BOOK YOUR VIEWING ASAP!!

GROUND FLOOR

ENTRANCE HALL

With stairs to 1st floor and door to...

LIVING ROOM

17'5 max x 12'11 max (5.31m max x 3.94m max)

With gas fire and door to...



KITCHEN

11'11 max x 9'9 max (3.63m max x 2.97m max)

With a range of eyelevel and base level units with complementing worksurfaces, stainless steel sink and drainer unit, electric cooker, gas hob with overhead extractor fan, plumbing for washing machine and doorway to...



REAR LOBBY

With door to rear garden and doorway to...

STORAGE CUPBOARD

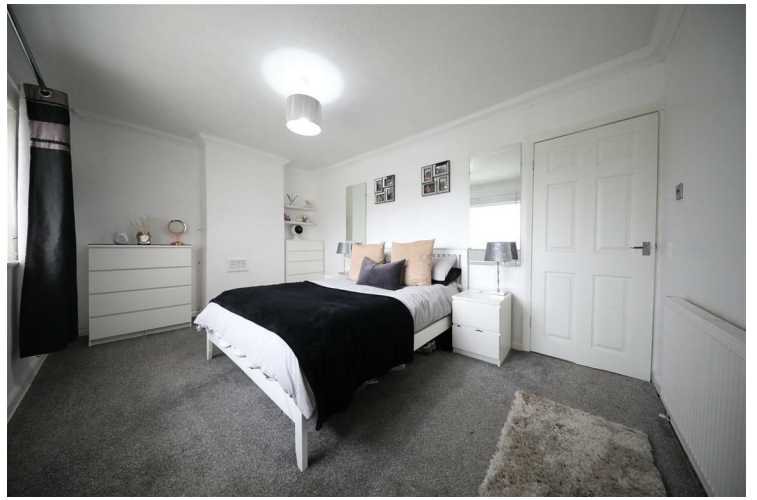
Currently housing the free standing fridge-freezer, previously a downstairs WC with the plumbing still in place.

FIRST FLOOR

BEDROOM 1

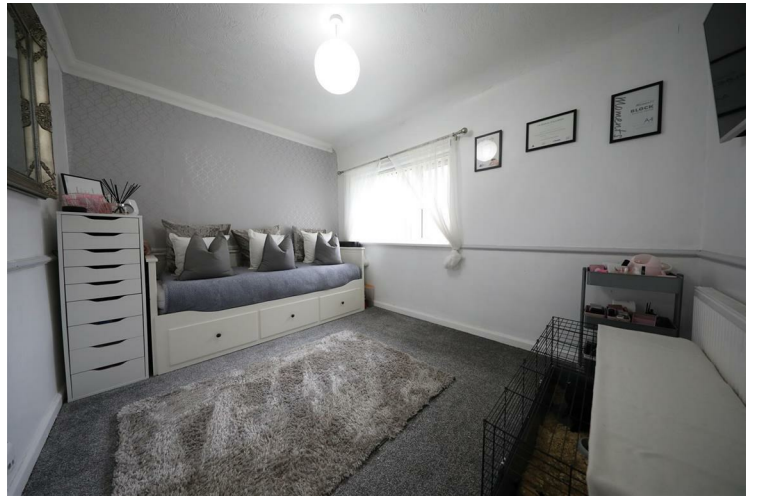
14'10 max x 10'1 max (4.52m max x 3.07m max)

With fitted wardrobe



BEDROOM 2

11'9 max x 8'11 max (3.58m max x 2.72m max)



BATHROOM

With low-level WC, vanity hand basin, panelled bath with overhead shower, heated towel rail, tiled to splashback areas



OUTSIDE

Front of the property is partially laid to lawn and partially laid with gravel with a drive providing off street parking. The rear garden is mainly laid to lawn with a timber shed.



CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

DOUBLE GLAZING

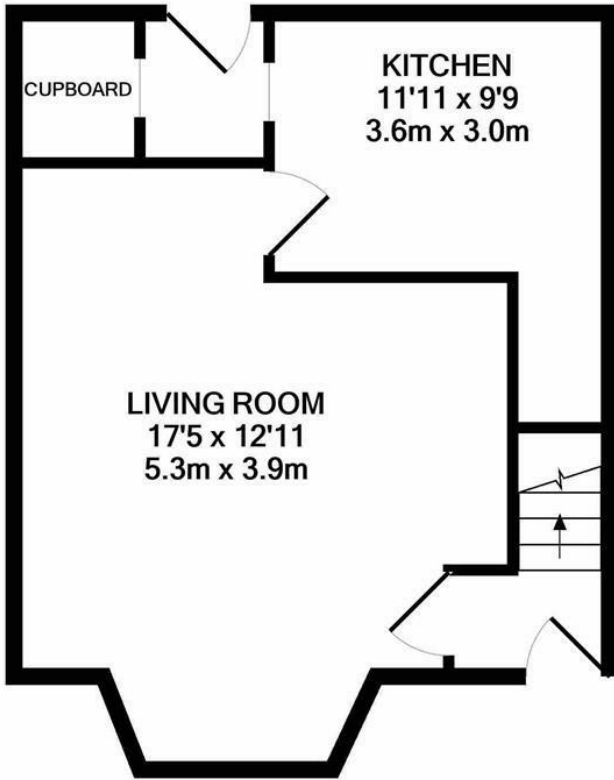
The property has the benefit of double glazing.

DISCLAIMER

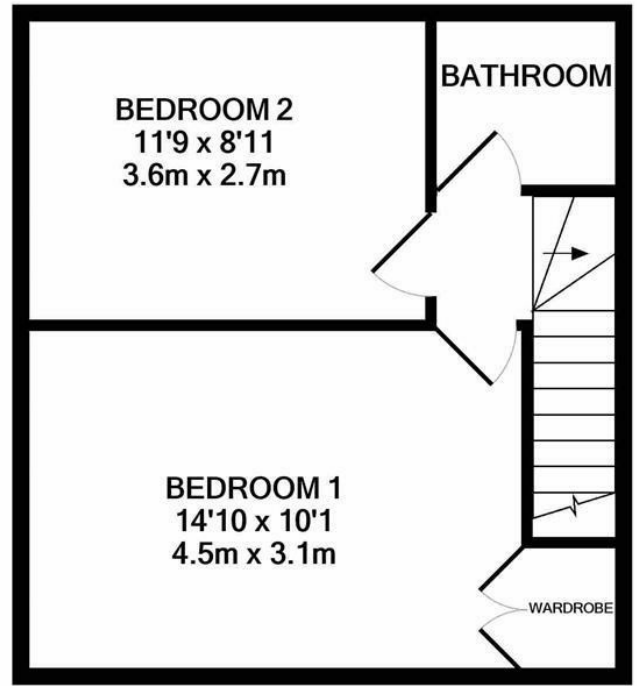
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.



GROUND FLOOR
APPROX. FLOOR
AREA 343 SQ.FT.
(31.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 329 SQ.FT.
(30.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 672 SQ.FT. (62.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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| Energy Efficiency Rating | |
|--------------------------|-----------|
| Current | Potential |
| | 85 |
| 69 | |

Very energy efficient - lower running costs

(82 plus) A
(81-81) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

| Environmental Impact (CO ₂) Rating | |
|--|-----------|
| Current | Potential |
| | |

Very environmentally friendly - lower CO₂ emissions

(82 plus) A
(81-81) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

