



**51 Ormerod Road, Hull**

**Offers Over £89,950**

**No chain involved. A two bedroom semi detached house which is ideal for the first time buyer or the investor/developer.**

### **INTRODUCTION**

No chain involved. A two bedroom semi detached house which is ideal for the first time buyer or the investor/developer. The property has gas central heating system, double glazing and briefly comprises, entrance hall, lounge, breakfast kitchen, landing, 2 bedrooms, shower room, gardens front and rear and off road parking. Early viewing is a must to not miss out on the home.

### **LOCATION**

Priority Road offers local amenities including shops, schools & public transport and offers easy access for Cottingham all areas of the City, being close to the Inner Ring Road.

### **ENTRANCE HALL**

With double glazed entrance door, stairs to first floor.

### **LOUNGE 13' x 13'5 (3.96m x 4.09m)**

With double glazed angle bay window to front elevation and radiator.

### **BREAKFAST KITCHEN 8' x 13'5 (2.44m x 4.09m)**

With a range of base and wall unit, laminate work surfaces, stainless steel sink unit, electric hob, oven and built in microwave, plumbing for automatic washing machine, radiator, vinyl floor covering, 2 double glazed window to rear elevation and double glazed door.

### **LANDING**

### **BEDROOM 1 11'5 x 13'5 (3.48m x 4.09m)**

With double glazed window to front elevation, boiler and radiator.

### **BEDROOM 2 9'9 x 7'7 (2.97m x 2.31m)**

With double glazed window to rear elevation and radiator.

### **SHOWER ROOM 5'7 x 5'7 (1.70m x 1.70m)**

With three piece suite, comprising shower in cubicle, wash hand basin in vanity unit, w.c., vinyl floor covering, heated towel rail, half tiled and double glazed window to rear elevation.

### **OUTSIDE**

Outside to the front of the property is a pebbled garden for ease of maintenance and additional parking and to the rear is a lawn garden with open aspect, patio area, 2 sheds, flower and shrub borders, fence forming boundary and gate

### **GENERAL INFORMATION**

**SERVICES** - Mains water, electricity, gas and drainage are connected to the property.

**CENTRAL HEATING** - The property has the benefit of a gas fired central heating system to panelled radiators.

**DOUBLE GLAZING** - The property has the benefit of replacement PVC double glazed frames

**COUNCIL TAX** - The property lies within Band A (Hull City Council)

**VIEWING** - Strictly by appointment with the sole agents.

**FIXTURES & FITTINGS** - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

### **THINKING OF SELLING**

We would be delighted to offer a **FREE - NO OBLIGATION** appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

### **MORTGAGES**

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage. Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### **VIEWING**

Strictly by appointment with the sole agents

### **AGENTS NOTE**

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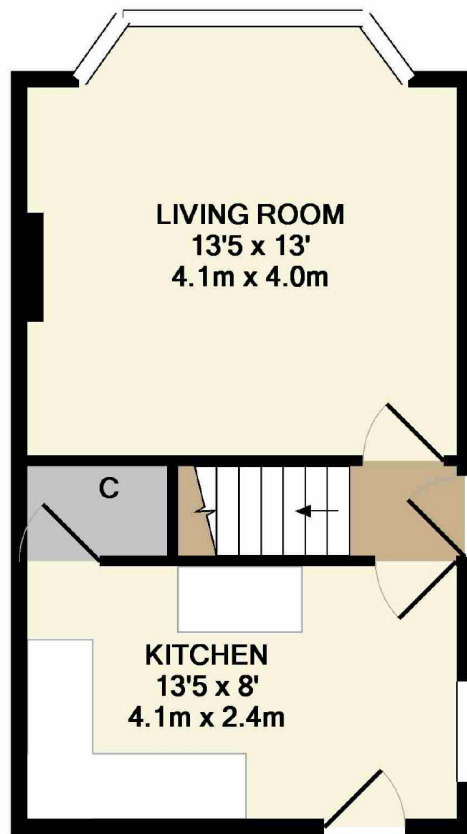
constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

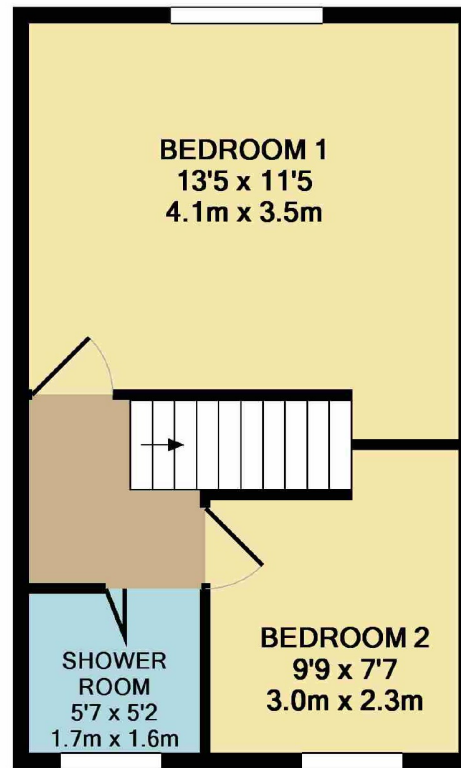
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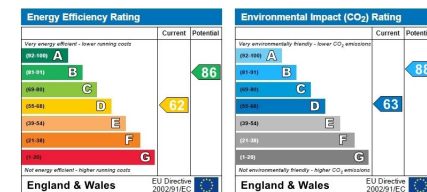


GROUND FLOOR



1ST FLOOR

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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