



72 Ormerod Road
Hull, HU5 5TS

Offers in excess of £120,000



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Summary

Offered for sale is this well presented and deceptively spacious two bedroom semi detached property, situated on Ormerod Road, a popular street located just off Priory Road which offers a range of local amenities, including shops and transport links between Cottingham and Hull City Centre.

Ideal for first time buyers and investors alike, the property benefits from gas central heating and UPVC double glazing throughout. Briefly comprising; to the ground floor, entrance hallway, spacious lounge, dining kitchen and conservatory extension to the rear.

To the first floor is a landing, two bedrooms and the house bathroom.

Externally, the property is set on a corner plot with front and rear gardens and off street parking to the side.

Viewing highly recommended and can be arranged via our office.

Ground Floor

Entrance Hallway

Entrance to the front of the property via UPVC double glazed door, with fixed staircase approach to the first floor. Radiator. Door leading to:

Lounge

10'11" x 9'6" (3.35m x 2.92m)

A generous lounge to the front with UPVC double glazed box bay window, feature fireplace with gas fire set within marble hearth and wooden surround, radiator.

Dining Kitchen

14'7" x 8'9" (4.46m x 2.67m)

With UPVC double glazed windows to the side and rear and UPVC door into the conservatory. Kitchen fitted with a range of base and wall mounted units, contrasting laminate work surfaces, tiling to the splashback areas, inset stainless steel sink unit, integrated fridge/ freezer and dishwasher and freestanding range style cooker. Access to storage cupboard under the stairs and radiator.

Conservatory

9'6" x 9'6" (2.90m x 2.90m)

A UPVC conservatory to the rear completes the ground floor with Patio doors opening out to the rear garden.

First floor

Landing

A central landing with UPVC double glazed window to the side. Access to the two bedrooms and house bathroom.

Bedroom One

11'1" x 10'2" (3.40m x 3.10m)

A generous double bedroom to the front of the property with UPVC double glazed window, large storage cupboard/wardrobes and radiator.

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Bedroom Two

8'5" x 8'5" (2.57m x 2.57m)

A well proportioned second bedroom to the rear with UPVC double glazed window and radiator.

House Bathroom

5'7" x 5'1" (1.72m x 1.57m)

House bathroom fitted with a three piece suite in white; comprising, panelled bath with shower over, pedestal sink and low level WC. With extensive tiling to the walls, UPVC double glazed window to the side and radiator.

Externally

Externally to the front is a generous garden mainly laid to lawn with hedge to the front boundary offering a degree of privacy, off street parking to the side via driveway with dropped kerb and to the rear is an enclosed garden with lawn and patio area for seating, a perfectly manageable space and great of entertaining.

Council Tax

We have been advised the property is council tax band A.

ADDITIONAL INFORMATION

Tenure:

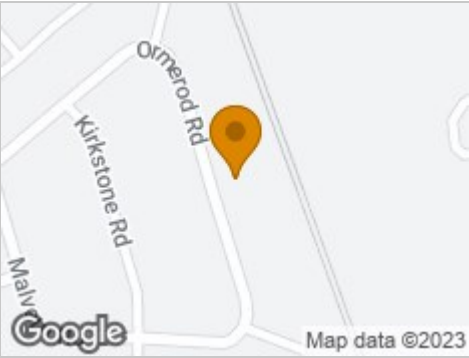
Freehold

Disclaimer:

Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.



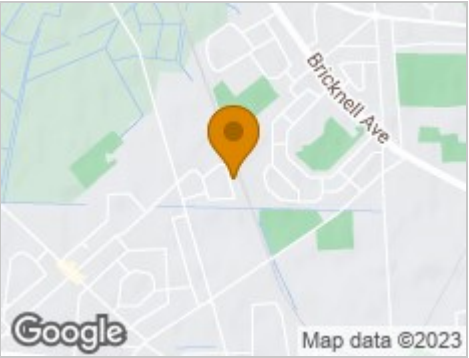
Road Map



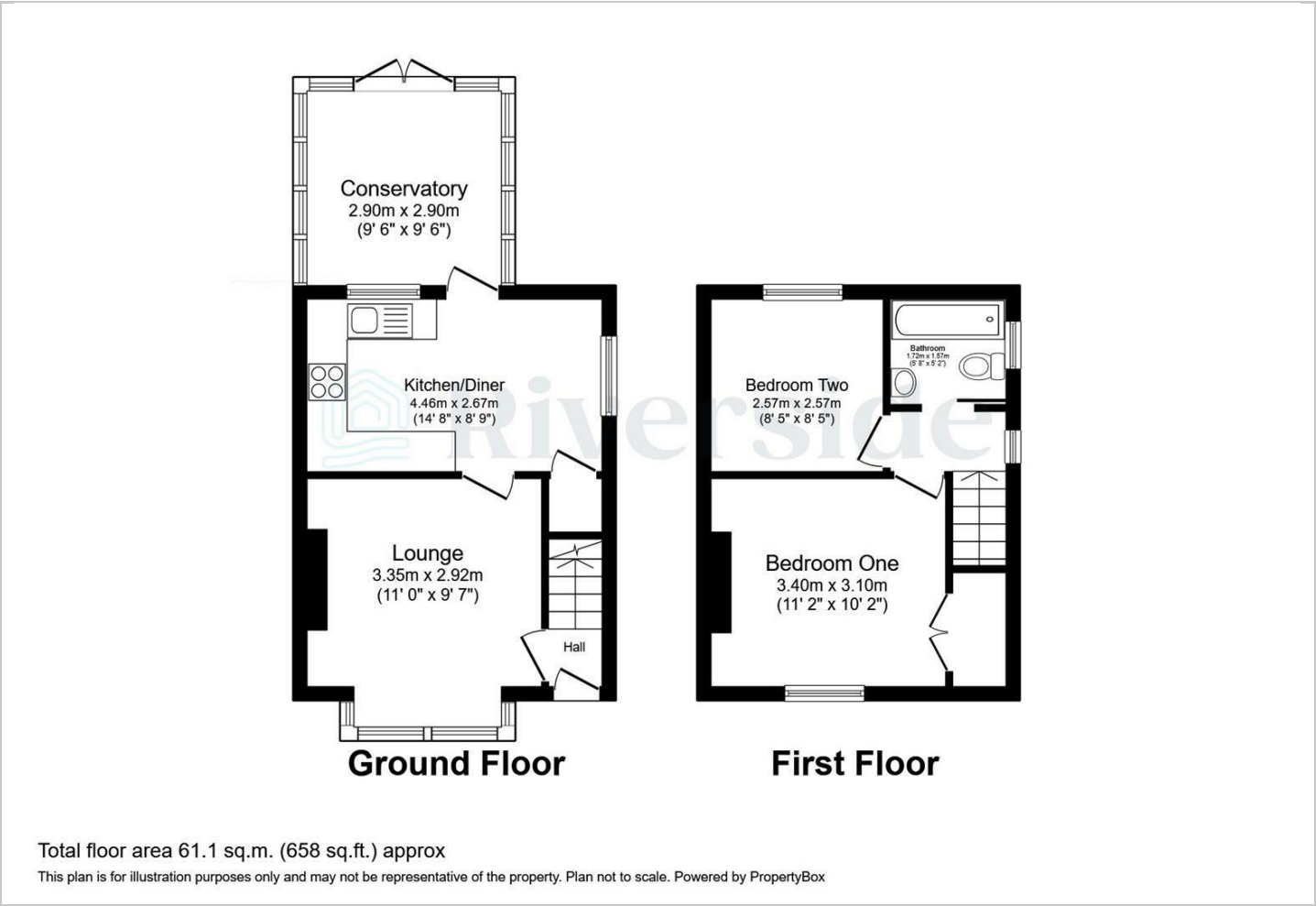
Hybrid Map



Terrain Map



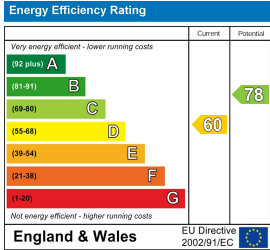
Floor Plan



Viewing

Please contact our Hull Office
on 01482 322411 if you wish to arrange a viewing appointment for this
property or require further information.

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.