Whitakers
Estate Agents

35 Ormerod Road, Hull, HU5 5TU

£134,950

This extended two-bedroom semi-detached property is offered to the market in move-in condition and is ideally positioned for access to well-regarded local schools, excellent transport links and a wide range of everyday amenities. The property would make an excellent choice for first-time buyers and young families alike.

The accommodation briefly comprises an entrance hall, lounge and an impressive L-shaped open-plan kitchen/diner, providing a sociable and practical living space. To the first floor are two good-sized bedrooms, both benefiting from built-in storage, together with a well-presented family bathroom.

Externally, the property features a low-maintenance front garden and side driveway providing off-road parking. The enclosed rear garden is predominantly laid to lawn and further benefits from a pergola and useful garden shed.

Ormerod Road is situated off Priory Road and is well placed for a range of popular local schools, amenities and transport links providing easy access around the city. Early viewing is highly recommended to fully appreciate the accommodation on offer.

The Accommodation Comprises

Front External

Ground Floor

Entrance
Upvc double glazed front door

Hall
Central heating radiator and stairs to the first floor

Lounge 12'4 x 12'0 (3.76m x 3.66m)

Upvc double glazed bay window, central heating radiator and an electric fire with marble inset and wooden surround

Kitchen / Diner 15'11 max narrows to 9'4 x 15'1 max (4.85m max narrows to 2.84m x 4.60m max)

With a range of floor and eye level units and complimentary work surfaces above, three Upvc double glazed windows and door. Central heating radiator, Oven, Hob and Hood above.

First Floor

Landing
Upvc double glazed window

Bedroom One 15'2 x 12'5 (4.62m x 3.78m)

With Upvc double glazed bay window, period fireplace and open fire, built in over stairs store and central heating radiator

Bedroom Two 9'5 x 9'2 (2.87m x 2.79m)

Upvc double glazed window, central heating radiator and built in store

Bathroom 5'8 x 4'10 (1.73m x 1.47m)

With a panelled bath, low flush toilet and pedestal sink. Part tiled walls and central heating radiator

External

Low maintenance front garden mainly laid to stone with side drive. The rear garden is mainly laid to lawn and fenced to the boundary, with a useful shed.

EPC
EPC rating - TBC

Tenure
This property is Freehold.

Council Tax
Council Tax band - A
Local Authority - Kingston Upon Hull

Making an offer
In order to progress an offer we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract, we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50.00 - these fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

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 - Standard
Conservation Area - No
Flood Risk -Very Low
Mobile Coverage / Signal - EE,vVodafone, Three, O2
Broadband - Basic 6 Mbps Ultrafast 10000 Mbps
Coastal Erosion - N/A
Coalfield or Mining Area - No

Agents Declaration
We wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to show the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

The agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, 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 and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

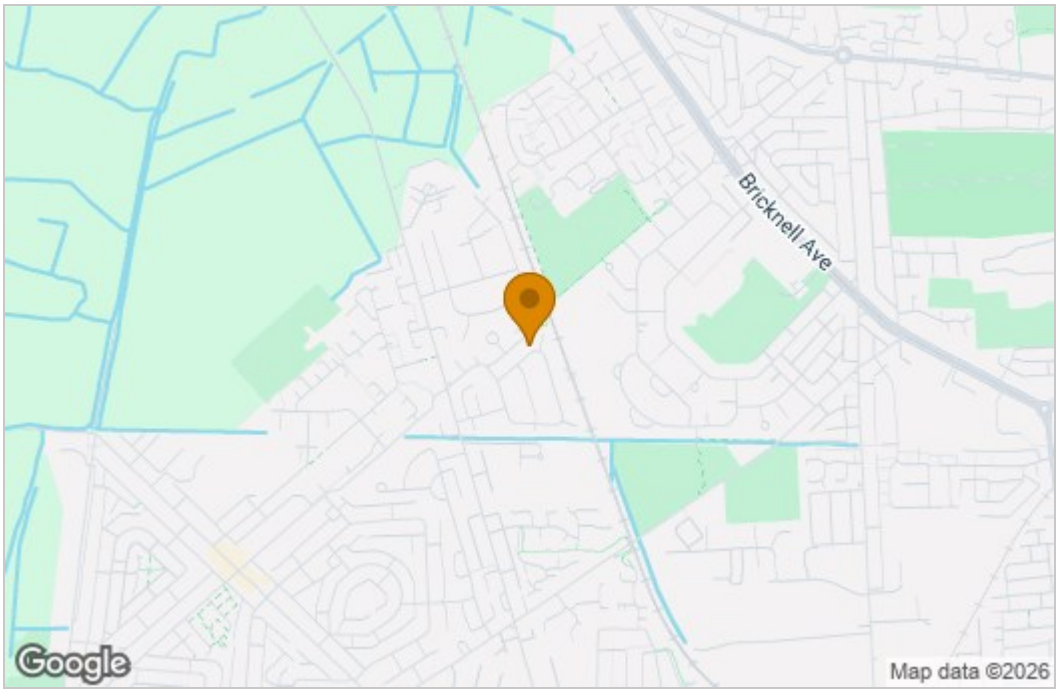
AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

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.

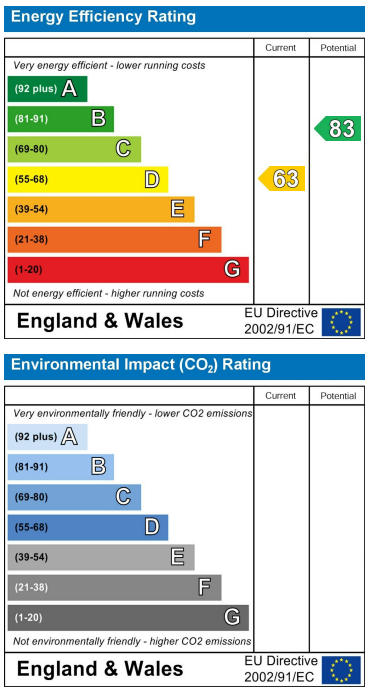
We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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