Whitakers
Estate Agents









4 Orchard Way, Hull, HU11 5EQ

Offers In The Region Of £285,000

Whitakers are delighted to present Orchard Way, Skirlaugh, a rare opportunity to own this OUTSTANDING 3 bedroom detached TRUE BUNGALOW in a most exclusive position!

Nestled in a peaceful corner of this lovely cul-de-sac, just off Benningholme Lane and just a short walk from the centre of the popular East Riding village of Skirlaugh, the property also benefits from outstanding transport links both into the City of Hull, and out to East Coast villages and resorts.

Available with NO ONWARD CHAIN and having been immaculately maintained and improved throughout, the property has also been thoughtfully extended to create exceptionally spacious and flexible accommodation in a most sought after location!

Immaculately presented throughout, the property briefly comprises; front porch, welcoming entrance hallway, a spacious dual aspect lounge, fitted kitchen, utility room, shower room, three generous bedrooms and a family bathroom to the interior together with gas central heating and uPVC double glazing, whilst outside there are lovely relaxing front and rear gardens, a private driveway and a large detached garage!

Properties of this standard and location are rarely available and we would recommend internal viewing to fully appreciate the standard and scale of the property!

The Accommodation Comprises

Front Porch
uPVC entrance door into porch area with tiled flooring, uPVC windows and door into entrance hallway.

Entrance Hallway




A spacious and welcoming hallway with laminate flooring, central heating radiator and two built in storage cupboards.

Through Lounge 18' x 14'8 (5.49m x 4.47m)




Bright and spacious lounge with laminate flooring, two central heating radiators, fireplace with living flame gas fire, uPVC bay window to front aspect and uPVC French doors to rear garden.

Fitted Kitchen 10'1 x 12'9 (3.07m x 3.89m)




With a range of fitted wall and base units, complementary work surfaces and tiled splash backs. 5 ring gas hob with extractor over and mid level electric double oven. One and a half bowl stainless steel sink/drainer, plumbing for dish washer, tiled flooring, central heating radiator and uPVC window to side aspect.

Utility Room 8'9 x 6'2 (2.67m x 1.88m)




Door from the kitchen leads to the well equipped utility room with fitted wall units, work surfaces, plumbing for automatic washing machine, space for under counter appliances, tiled flooring, central heating radiator, uPVC window to rear aspect, uPVC doors to side and rear and internal door into shower room.

Shower Room



Modern shower room comprising shower cubicle with electric shower over, low flush wc, pedestal wash basin, tiled flooring, part tiled walls, central heating radiator, extractor fan and uPVC window to rear aspect.

Bedroom One 11'4 x 10'6 (3.45m x 3.20m)




With fitted furniture, carpeted flooring, central heating radiator and uPVC window to rear aspect.

Bedroom Two 9'1 x 12'9 (2.77m x 3.89m)




With carpeted flooring, central heating radiator and uPVC window to front aspect.

Bedroom Three 7'10 x 11'1 (2.39m x 3.38m)



With carpeted flooring, central heating radiator and uPVC window to side aspect.

Family Bathroom



Family bathroom comprising bath with mixer shower attachment, low flush wc and pedestal wash basin. Laminate flooring, part tiled walls, central heating radiator, extractor fan and uPVC window to front aspect.

Outside





To the front of the property is a lawned garden populated with an array of mature plants, trees and shrubs, block paved walkways, side access to the rear garden and private driveway with wrought iron gates. The lovely rear garden features paved walkways with steps down to the main garden laid mainly to decorative aggregate, a further array of mature borders and flower beds and a corner block paved patio.

Garage



The large detached garage features a remote control rolled door, full electric supply, side window and door into the garden.

Tenure
The property is Freehold

Council Tax
Council Tax band D
East Riding Of Yorkshire Council

EPC
Awaited

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.

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/Tile
Conservation Area - No

Flood Risk - Very Low
Mobile Coverage/Signal - EE, Vodafone, Three, O2
Broadband - Basic 20 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - Very Low
Planning - 03/05394/PLF | (21-07-2003)
Status: Application Approved
Erection of extension at rear to form utility and shower room

Offering on a property

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 - the 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.

Whitakers Estate Agent Declaration:

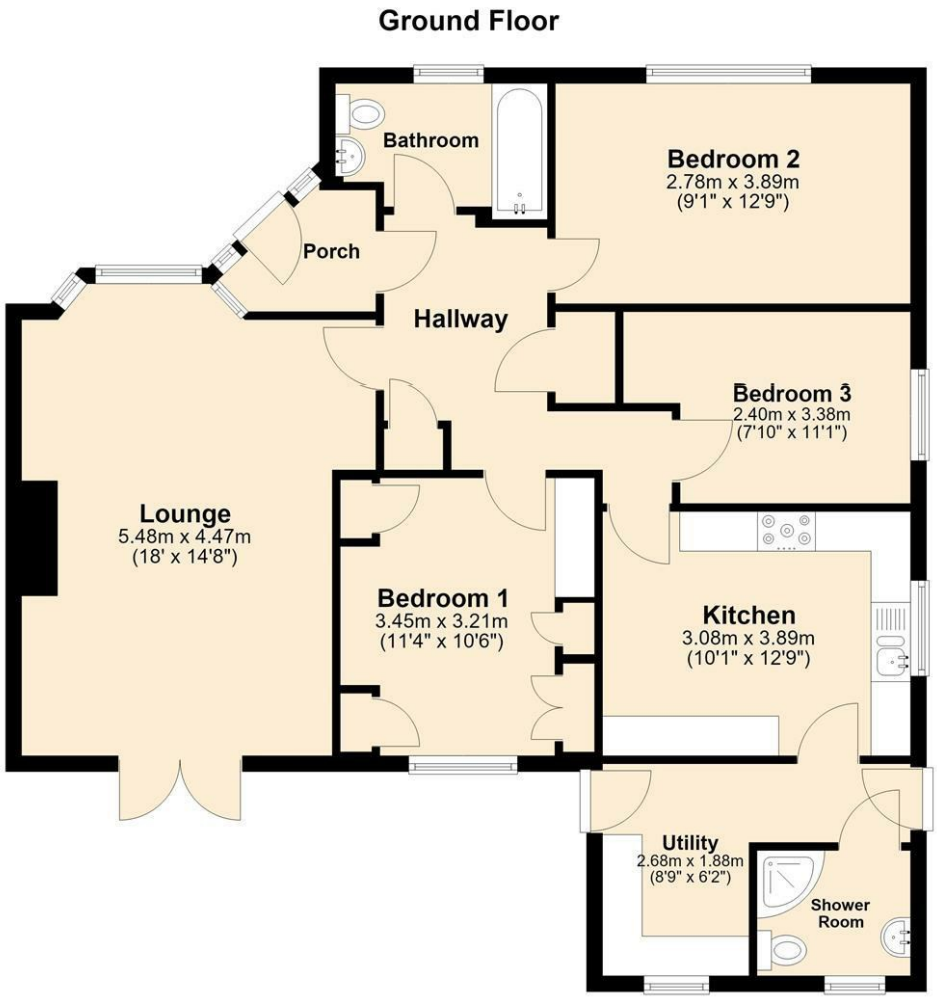
Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans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

Photographs are intended to shown 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.

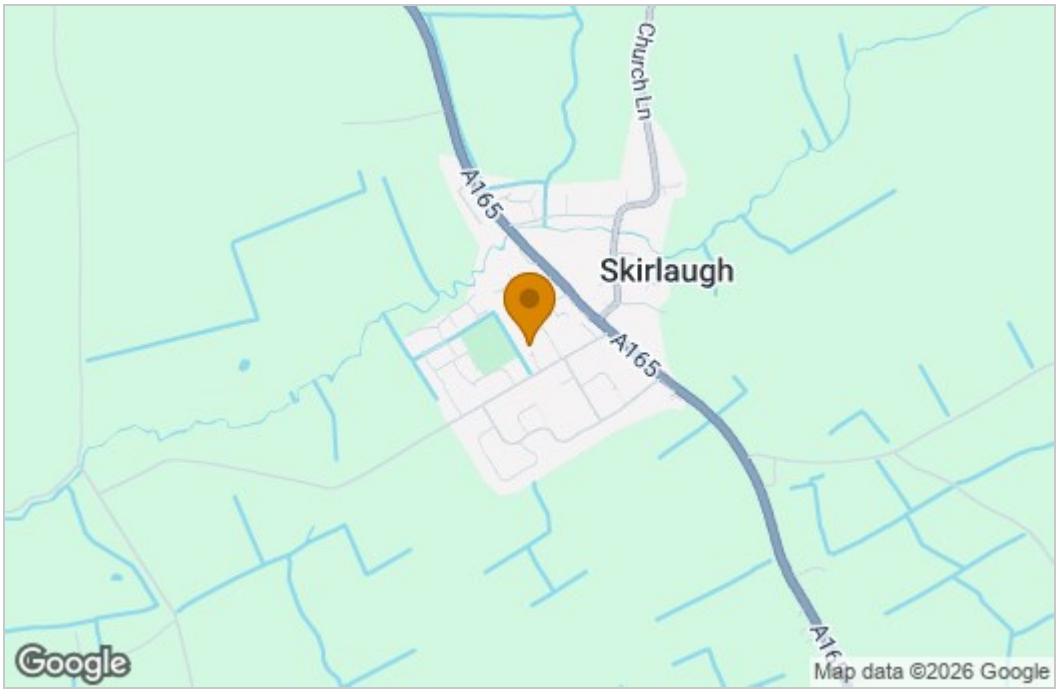
Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All 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.

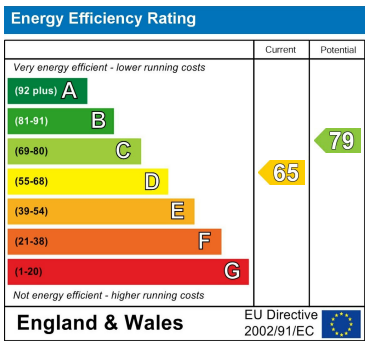
Floor Plan

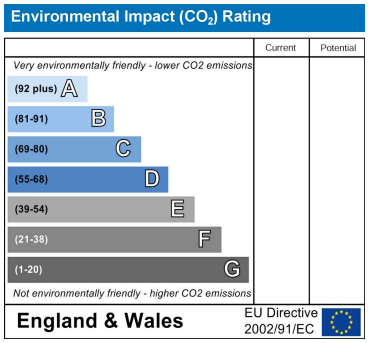


Area Map



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.

3 St. Augustines Gate, HU12 8EU, Hedon, East Riding of Yorkshire, HU12 8EU
Tel: 01482 890111 Email: hedon@whitakers.co.uk https://www.whitakers.co.uk