

Whitakers

Estate Agents



15 Oribi Close, Hull, HU4 6UW

£120,000

A well-maintained semi-detached bungalow offered on a 75% ownership basis for those aged 55 and over, with no onward chain.

Whitakers Estate Agents are pleased to introduce this semi-detached true bungalow, conveniently located on a tranquil cul-de-sac off Hessle High Road to embrace a serene lifestyle yet maintain close proximity to local amenities, playing fields, and transport links.

Upon entering, the resident is greeted by a welcoming entrance hall that incorporates useful storage.

The ground floor accommodation further comprises a generous lounge with an adjoining conservatory, a well-appointed kitchen, and a fitted bedroom, all served by a bathroom complete with a three-piece suite.

Externally to the front approach, there is a paved forecourt with wrought wrought iron fencing to the surround. A side drive accommodates off-street parking, and leads to an enclosed bin storage area.

Accessed via the conservatory, the enclosed rear patio offers a pleasant outdoor space, complemented by raised planting borders.

The accommodation comprises

Front external



Externally to the front approach, there is a paved forecourt with wrought wrought iron fencing to the surround.

Hall

With access to the loft hatch, UPVC double glazed door, built-in and fitted storage cupboards, and laminate flooring. Leading to :

Lounge 13'2" x 15'4" maximum (4.02 x 4.68 maximum)



UPVC double glazed patio doors and window, central heating radiator, electric fireplace, and laminate flooring.

Conservatory 9'0" x 8'4" (2.75 x 2.55)



UPVC double glazed throughout with a door opening to the rear garden, and tiled flooring.

Kitchen 10'9" x 11'5" (3.30 x 3.49)



UPVC double glazed window, central heating radiator, and laminate flooring. Fitted with a range of floor and eye level units, worktops with splashback upstand above, sink with mixer tap, plumbing for a washing machine, and provision for a gas cooker.

Bedroom 13'10" x 8'4" (4.23 x 2.56)



UPVC double glazed window, central heating radiator, fitted wardrobes and cupboards, and carpeted flooring.

Bathroom



UPVC double glazed window, central heating radiator, and fully tiled with laminate flooring. Furnished with a three-piece suite comprising panelled bath with dual taps, pedestal sink with dual taps, and low flush W.C.

Rear external



Accessed via the conservatory, the enclosed rear patio offers a pleasant outdoor space, complemented by raised planting borders.

Off-street parking

A side drive accommodates off-street parking, and leads to an enclosed bin storage area.

Land boundary



Tenure

We understand the property is leasehold.
75% shared ownership

Council Tax band

Local Authority - Kingston Upon Hull
Local authority reference number -

00010502001504
Council Tax band - B

EPC rating
EPC rating - TBC

Material Information

Construction - Standard
Conservation Area - No
Flood Risk - Low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Basic 5 Mbps / Ultrafast 10000 Mbps
Coastal Erosion - N/A
Coalfield or Mining Area - N/A

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 sale 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.

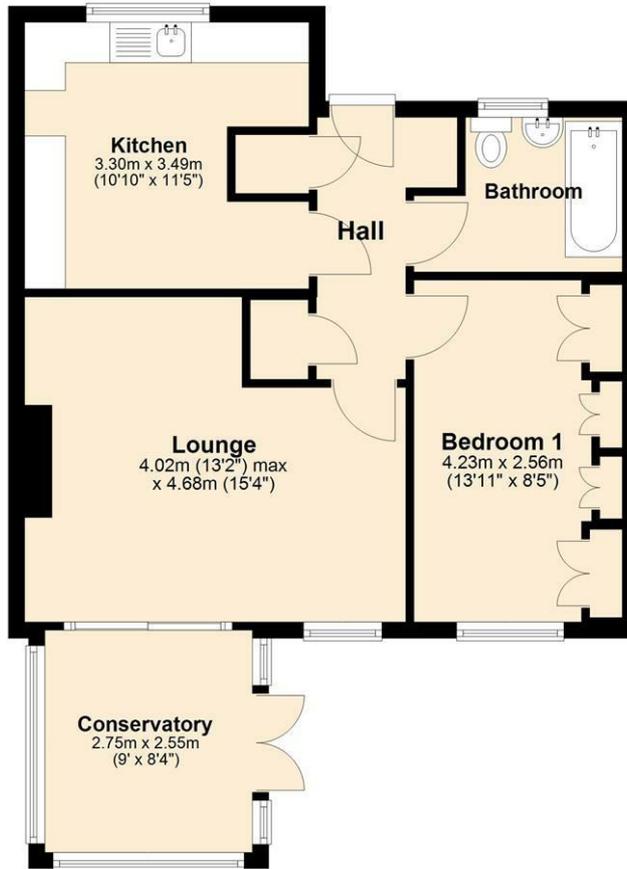
Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan

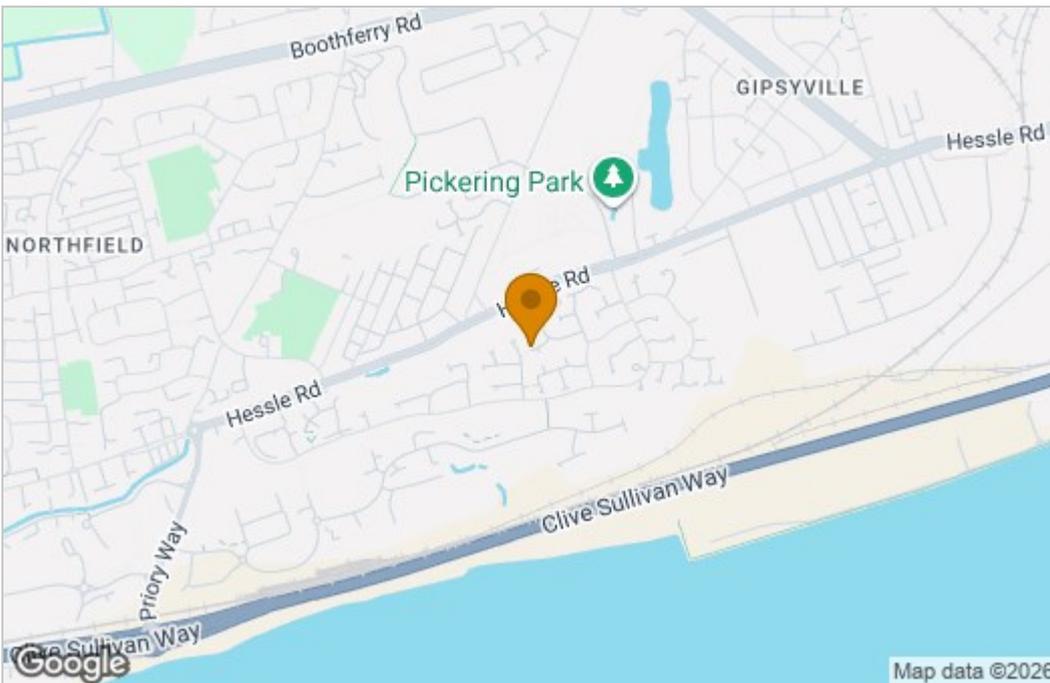
Ground Floor

Approx. 57.6 sq. metres (620.4 sq. feet)

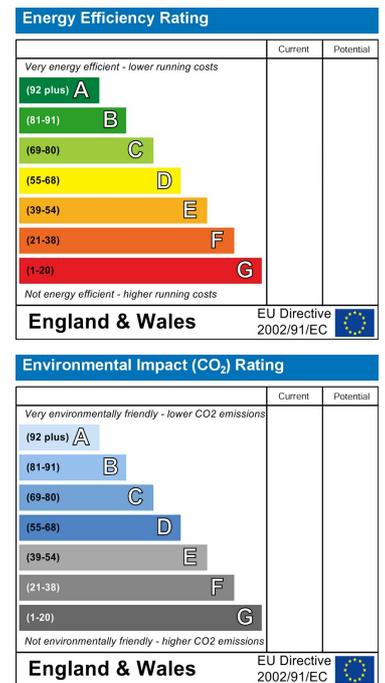


Total area: approx. 57.6 sq. metres (620.4 sq. feet)

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