

# Whitakers

Estate Agents



## 12 The Orchard, Hull, HU9 4EW

**£170,000**

ENJOYING A QUIET POSITION IN THIS MUCH SOUGHT AFTER CUL-DE-SAC TO THE EAST OF THE CITY, THIS MODERN STYLE SEMI DETACHED BUNGALOW IS A MUST VIEW FOR THE PURCHASER LOOKING TO DOWN SIZE. THE ACCOMMODATION BRIEFLY AFFORDS ENTRANCE HALL, CLOAK ROOM, LOUNGE AND DINING AREA, FITTED KITCHEN, TWO BEDROOMS AND A BATHROOM AND HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING.

SET WITHIN GARDENS OF GOOD PROPORTION WITH A SIDE DRIVEWAY WHICH CAN ACCOMMODATE OFF STREET PARKING AMENITIES FOR TWO VEHICLES, FURTHER ENQUIRIES IN ORDER TO VIEW ARE ENCOURAGED

### Entrance Hall

Laminate flooring, storage cupboard and a radiator

### Cloak Room



Laminate flooring continues, a radiator, wash hand basin with a pedestal and a low level wc unit

### Fitted Kitchen 9'2" x 7'10" (2.80 x 2.40)



A range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit with mixer tap. Window to the front aspect, partially tiled walls, over head filter hood and plumbing for an automatic washing machine.

### Lounge and Dining Area 19'6" x 10'9" (5.95 x 3.30)



Window to the front aspect and also a front door. Feature fire surround incorporating an electric fire and there is a radiator.

### Bedroom One 12'7" (max) x 9'10" (3.85 (max) x 3.00)



Window to the rear aspect, fitted wardrobes and a radiator.

### Bedroom Two 9'6" x 8'8" (2.90 x 2.66)



Window to the rear aspect and a radiator

### Bathroom



A white suite to comprise panelled bath, wash hand basin with a pedestal and a low level wc unit. Tiled walls, a radiator and there is an electric shower unit over the bath with a shower screen to the bath side.

### Gardens



To the front of the property is an enclosed garden laid to lawn and to the rear an enclosed garden laid to lawn and a patio area. There is also a garden storage shed.

## Off Street Car Parking Ameniteis



Via a side driveway which can accommodate two vehicles

### 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 under a tiled roof

Conservation Area -No

Flood Risk -Low

Mobile Coverage/Signal -Yes

Broadband - Yes

Coastal Erosion -No

Coalfield or Mining Area -No

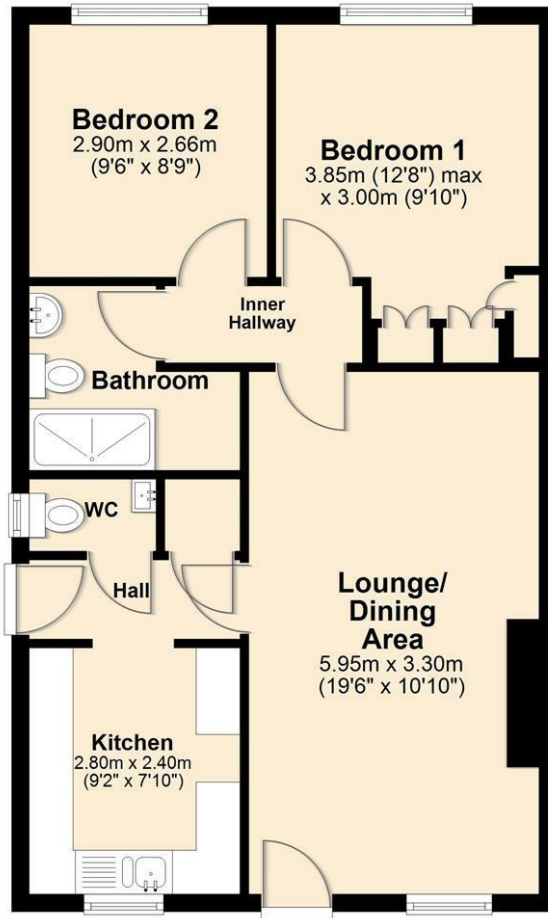
Planning -No

### Whitakers Estate Agent Declaration:

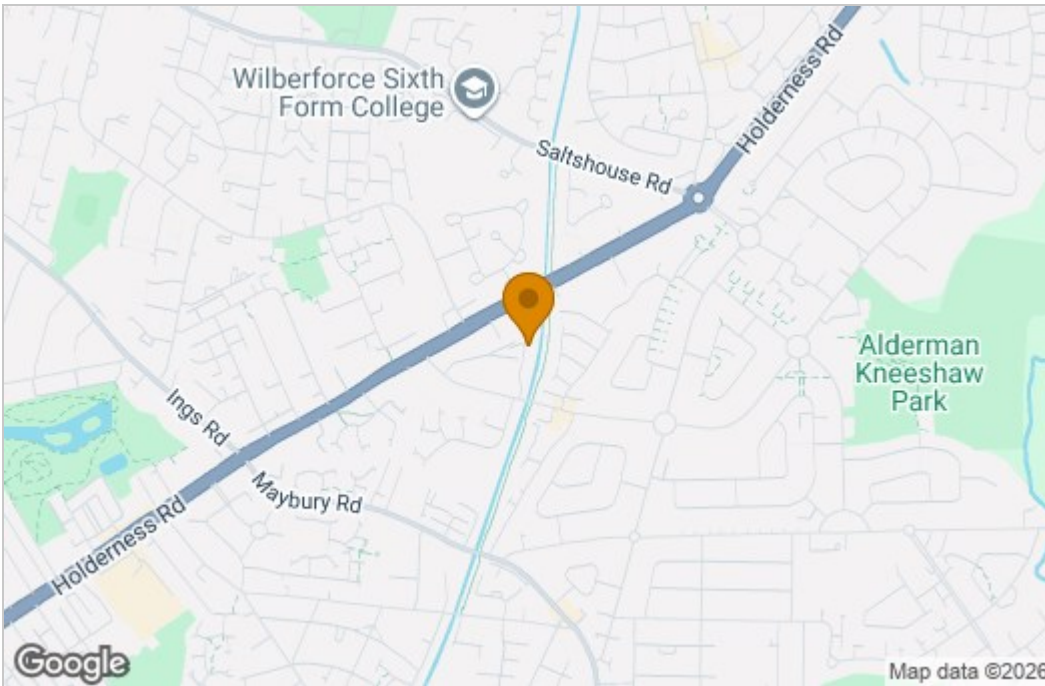
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# Floor Plan

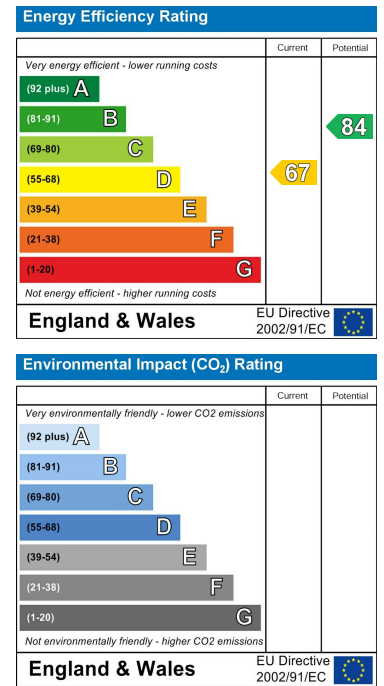
## Ground Floor



## 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.