



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 8 Ormerod Road, Hull, HU5 5TU

### £160,000

SOUGHT-AFTER ORMEROD ROAD LOCATION - THREE WELL-PROPORTIONED BEDROOMS - STYLISH OPEN-PLAN LIVING SPACE - EXTENDED FAMILY HOME - GENEROUS CORNER PLOT WITH DRIVEWAY FOR FOUR CARS - GARAGE FOR ADDED CONVENIENCE - CATCHMENT FOR PRIORY PRIMARY & KELVIN HALL - EXCELLENT TRANSPORT LINKS TO HULL & SURROUNDING VILLAGES

Nestled on the sought-after Ormerod Road in Hull, this beautifully presented semi-detached house is a splendid opportunity for those in search of a spacious and inviting family home. With three well-proportioned bedrooms and a thoughtfully designed open-plan living space, this property is perfect for modern living and entertaining.

The home has been tastefully extended, ensuring that it is ready for you to move in and enjoy from day one. The prominent corner plot offers a generous driveway that can accommodate up to four vehicles, along with a garage for added convenience. This feature is particularly appealing for families or those with multiple vehicles.

The location is ideal for families, as it falls within the catchment area for the highly regarded Priory Primary School and Kelvin Hall, making it a great choice for those with children. Additionally, the property benefits from excellent transport links, providing easy access to Hull City Centre and the surrounding villages, ensuring that you are well-connected to all local amenities and services.

In summary, this charming three-bedroom semi-detached house on Ormerod Road presents a wonderful blend of comfort, practicality, and modern living, making it an excellent choice for families or anyone looking to settle in a vibrant community. Don't miss the chance to make this delightful property your new home.

#### **CENTRAL HEATING**

The property has the benefit of gas central heating (not tested).

#### **COUNCIL TAX BAND**

Symonds + Greenham have been informed that this property is in Council Tax Band "A"

#### **DISCLAIMER**

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

#### **DOUBLE GLAZING**

The property has the benefit of double glazing.

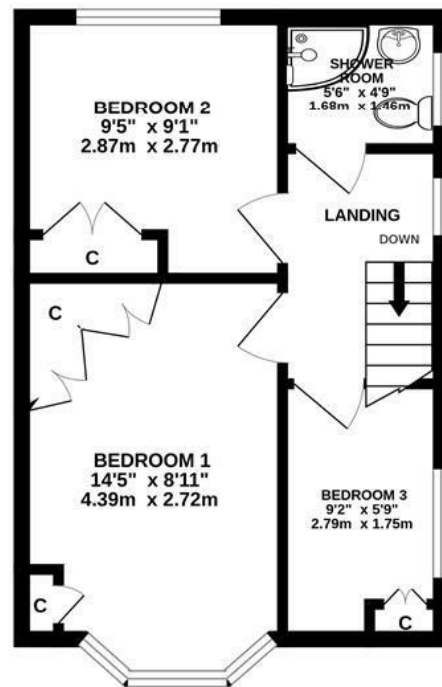
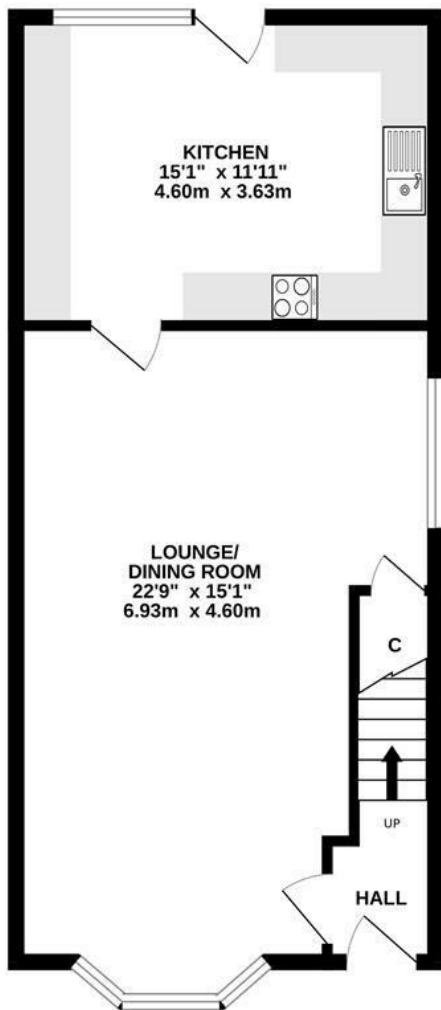
#### **TENURE**

Symonds + Greenham have been informed that this property is Freehold


#### **VIEWINGS**

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>61</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

