



SYMONDS + GREENHAM

Estate and Letting Agents



175 Orchard Park Road, Hull, Yorkshire HU6 9BU **Offers in excess of £100,000**

THREE BED SEMI DETACHED - OFF STREET PARKING - EXCELLENT POTENTIAL - IDEAL FOR FIRST TIME BUYERS OR BUY TO LET INVESTORS

Symonds and Greenham are delighted to bring to the market this three bedroom semi detached property. Situated on Orchard Park Road, this home is ideally located for local amenities, cafes, bars and restaurants as well as shops and supermarkets. The property finds itself close to bus routes with easy access to the City Centre and to Beverley. Inside, the home offers plenty of potential, comprising of a lounge and a kitchen downstairs, three bedrooms and a family bathroom are found upstairs, outside there is a lovely rear garden, a side drive and a garage. This home would be ideal for a first time buyer or a buy to let investor due to the space, potential and location and we expect it will be very popular.

DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

LIVING ROOM

18'11 x 13'02 max (5.77m x 4.01m max)

A lovely family room with excellent natural light and a door leading to the kitchen.



KITCHEN

11'02 x 16'01 max (3.40m x 4.90m max)

With a range of eye level and base level units with complimenting work surfaces, space for a fridge freezer, space for a free standing oven, plumbing for a washing machine and a stainless steel sink and drainer unit.



FIRST FLOOR

BEDROOM 1

13'02 x 9'05 max (4.01m x 2.87m max)

A brilliant double bedroom with plenty of space for storage.



BEDROOM 2

9'11 x 6'08 max (3.02m x 2.03m max)



BEDROOM 3

8'03 x 8'07 max (2.51m x 2.62m max)



BATHROOM

7'07 x 5'06 max (2.31m x 1.68m max)

With a low level WC, a pedestal hand basin, a panelled bath with overhead shower attachment and tiles to splash back areas.



OUTSIDE

The rear garden is mainly laid to lawn with a paved area. To the front is a shared driveway offering off street parking with a garage to the side.



CENTRAL HEATING

The property has the benefit of gas central heating (not tested). It's recent installation means it is covered by a warranty.

DOUBLE GLAZING

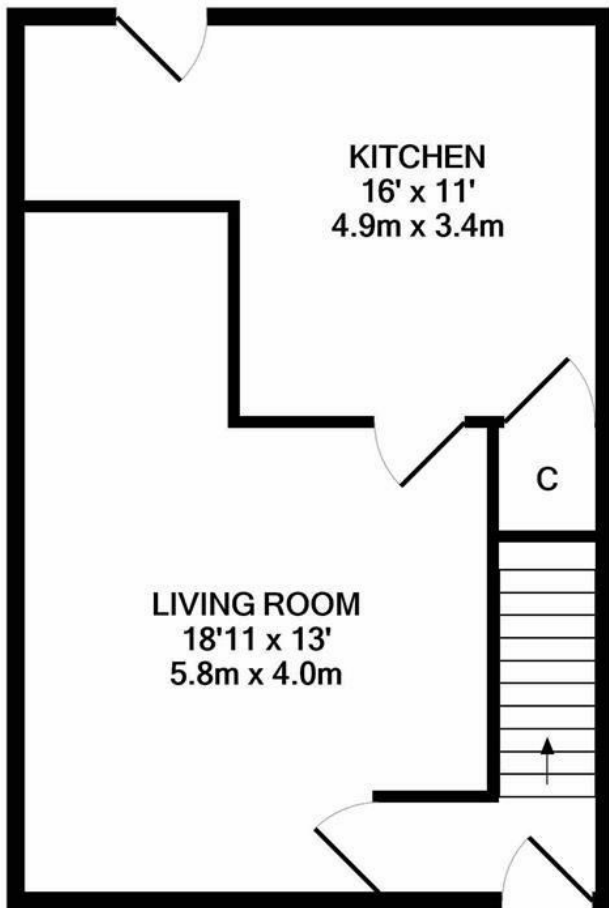
The property benefits from double glazing.

VIEWINGS

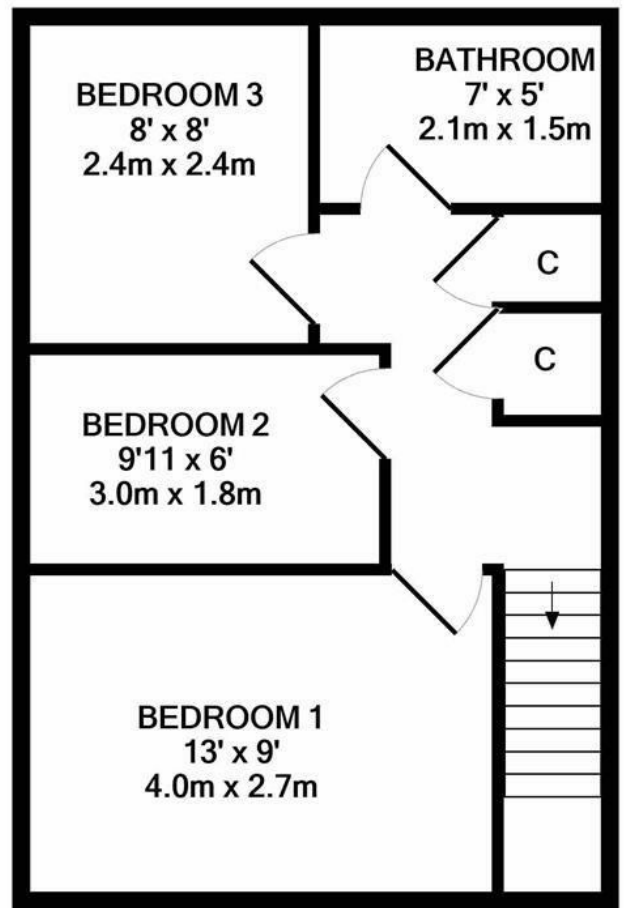
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

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.



GROUND FLOOR
APPROX. FLOOR
AREA 386 SQ.FT.
(35.8 SQ.M.)

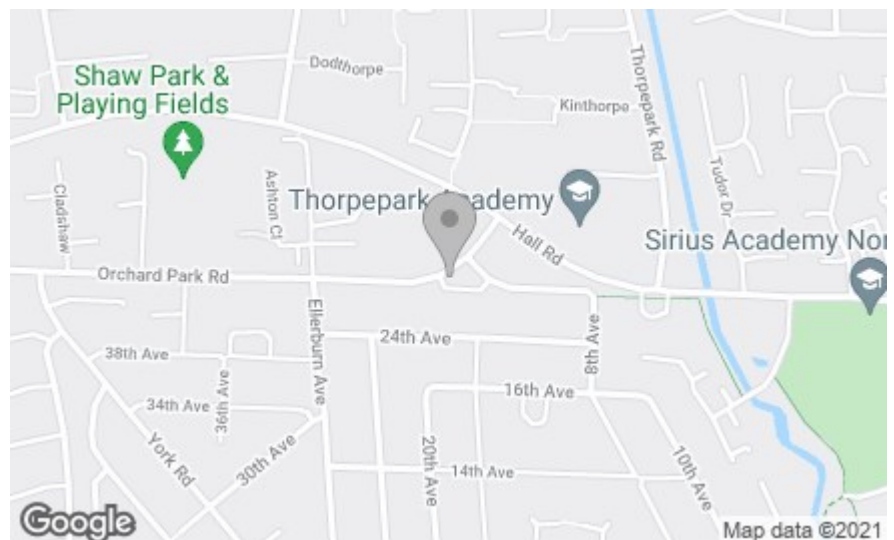


1ST FLOOR
APPROX. FLOOR
AREA 386 SQ.FT.
(35.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 772 SQ.FT. (71.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
	85
51	

Environmental Impact (CO ₂) Rating	
Current	Potential