

Whitakers

Estate Agents



12 The Orchard, Hull, HU9 4EW

Offers Over £160,000

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:

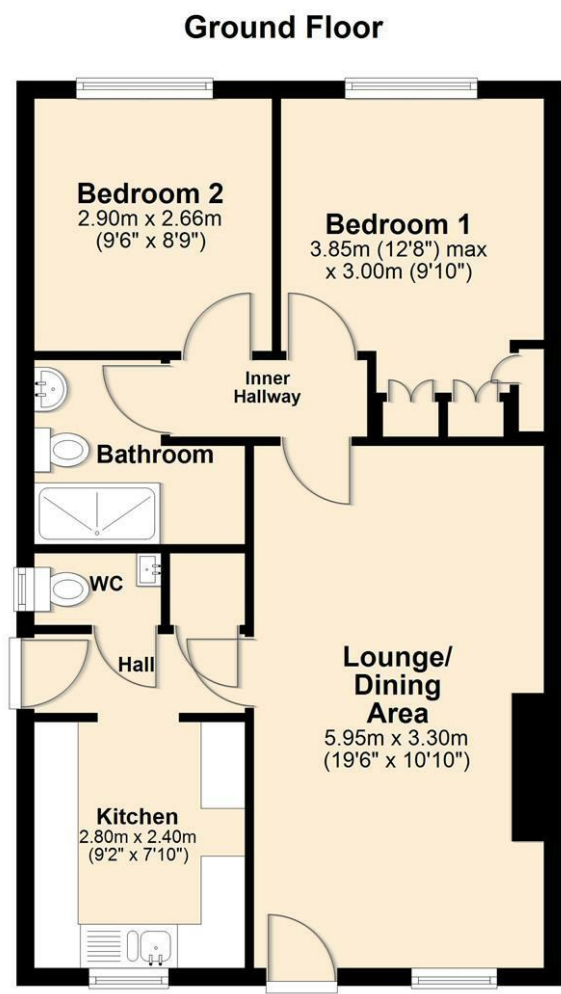
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

Offering on a property

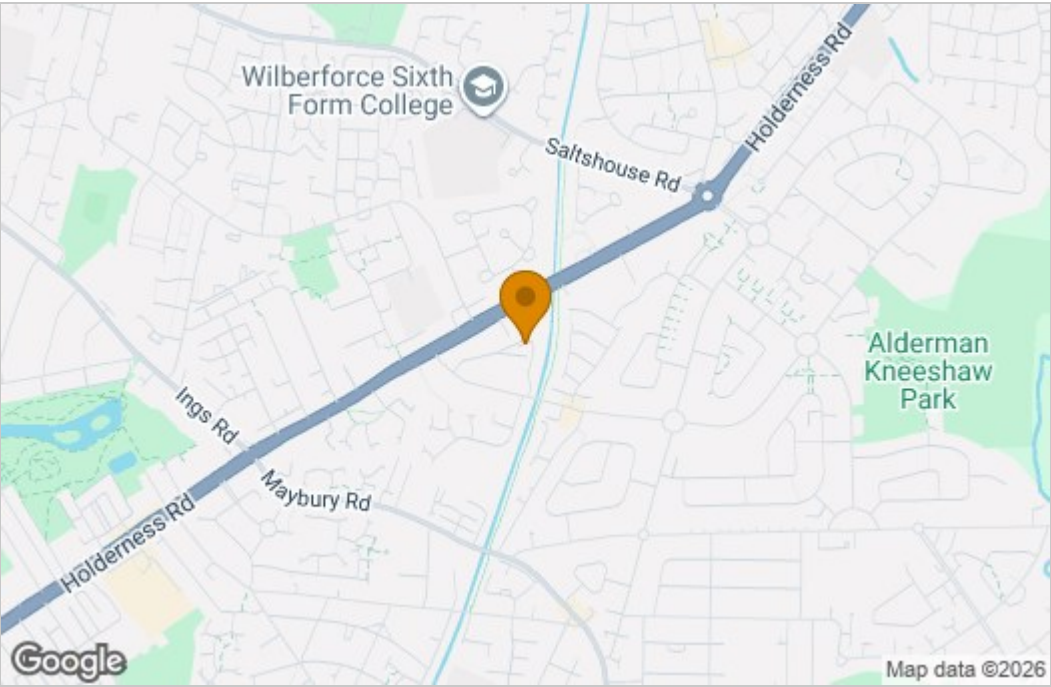
In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per 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.

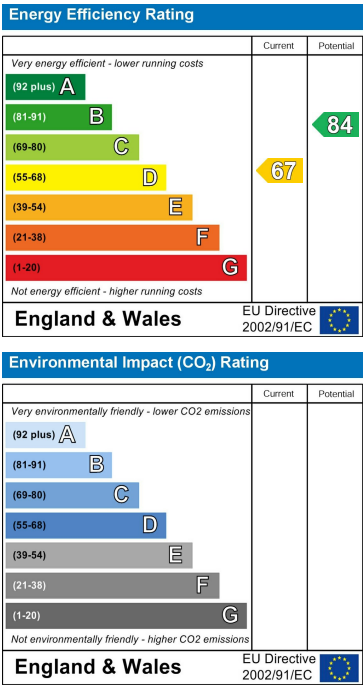
Floor Plan



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.