Whitakers
Estate Agents

40 Ormerod Road, Hull, HU5 5TS

£145,000

Whitakers Estate Agents are pleased to introduce this well-presented home, offering spacious accommodation across two floors together with off-street parking, a shared double garage and an enclosed rear garden.

Externally to the front approach, the property enjoys a gravelled garden with decorative planting and boundary fencing. A shared driveway provides off-street parking and continues towards the rear access and shared double garage.

Upon entry through the porch and hallway, the resident is greeted by a bay-fronted lounge which opens into the dining room, creating a spacious living and entertaining area. This continues into the fitted kitchen, which is equipped with a range of units, integrated cooking facilities and plumbing for an automatic washing machine.

A fixed staircase ascends to the first floor, where there are two double bedrooms, a useful store room and a bathroom furnished with a three-piece suite. The particularly spacious second bedroom was formerly arranged as two separate bedrooms before being combined.

To the rear, the enclosed garden is mainly laid to lawn with decorative planting and complemented by a patio seating area.

Taken together, the accommodation would ideally suit a first-time buyer, couple or small family seeking generous room proportions alongside useful external space and parking.

The accommodation comprises

Front external

Externally to the front approach, there is a gravelled garden with decorative planting, and fencing to the surround. A side drive allows off-street parking via the dropped kerb, and extends down the side of the property towards the rear access, and a garage.

Ground floor

Entrance porch
Upvc double glazed entrance door and windows. Leads to:

Hallway
Gas central heating radiator and staircase to the landing off.

Lounge 13'8" x 11'8" (4.19 x 3.57)

Upvc double glazed bay window, gas central heating radiator, laminate flooring and a coved ceiling. Open plan to:

Dining room 8'11" x 14'10" (2.72 x 4.53)
Upvc double glazed window, gas central heating radiator, under stairs storage cupboard and laminate flooring. Open plan to:

Kitchen 9'0" x 13'4" maximum (2.76 x 4.08 maximum)

Upvc double glazed entrance door and window, gas central heating radiator, a range of base wall and drawer units with fitted worktops and a single drainer sink unit, split level oven and hob, plumbing for an automatic washing machine and laminate flooring.

First floor

Landing
Upvc double glazed window and a large store room.

Bedroom one 11'6" x 14'6" (3.53 x 4.42)

Two Upvc double glazed windows and a gas central heating radiator.

Bedroom two 14'3" x 13'3" (4.35 x 4.06)

(Formerly two bedrooms and combined into a double room) Two Upvc double glazed windows and a gas central heating radiator.

Bathroom

Upvc double glazed window, towel rail gas central heating radiator, fitted with a three piece suite comprising panelled bath with a mixer shower, pedestal wash basin and a low flush WC, and down lighters.

Rear external

The generously sized and enclosed rear garden is mainly laid to lawn with decorative planting, and complemented with a patio seating area.

Driveway and garage

The property has a shared driveway which leads to a shared double garage, mainly used for storage (potential to divide if required).

Land boundary

Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull
Local authority reference number - 00030435004003
Council Tax band - A

EPC rating

EPC rating - TBC

Material Information

Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Basic 20 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 Declaration

We wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to show the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

The agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should

satisfy themselves by inspection or otherwise as to the correctness of each of them.

AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

Free Market Appraisals / Valuations

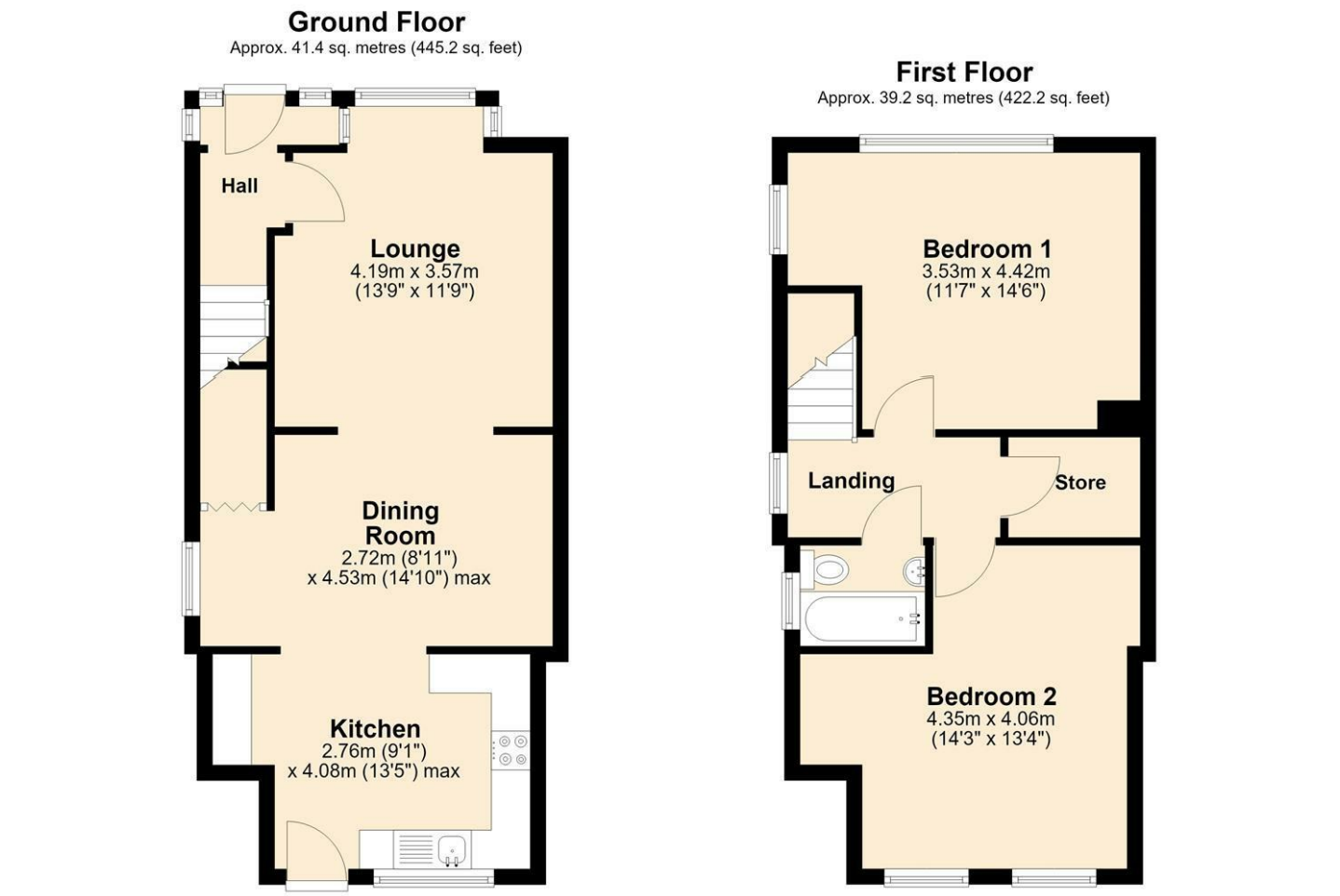
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Making an offer

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 £50.00 - these fees are non refundable.

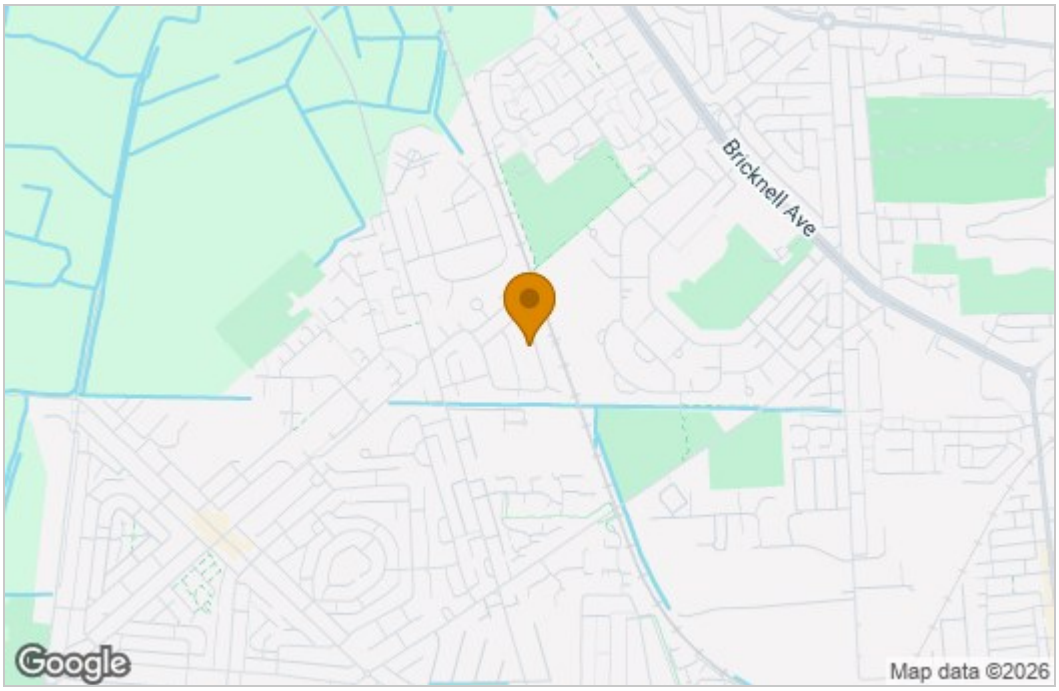
Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Floor Plan

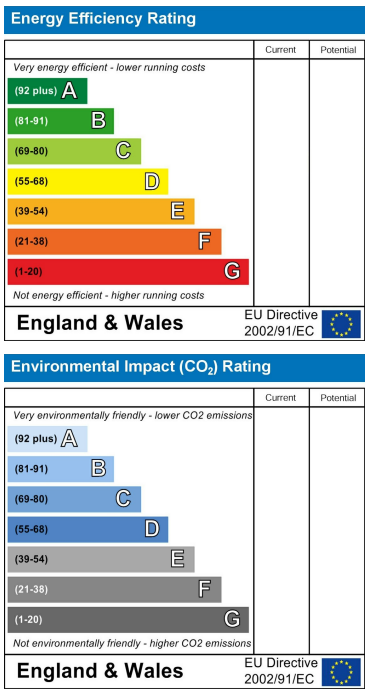


Total area: approx. 80.6 sq. metres (867.4 sq. feet)

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

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