

Whitakers

Estate Agents



43 Summergangs Road, Hull, HU8 8JX

Offers In Excess Of £167,500

Whitakers are delighted to bring this STUNNING 3 bedroom home to the market!

Being one of the finest examples of this type of property that this agent has seen, the property has been tastefully modernised and improved to the highest possible standard by the current owners to provide stylish and contemporary accommodation whilst still retaining many character features and is presented in true "show home" condition!

Situated in a popular and convenient location, well positioned for the shops and amenities of Holderness Road together with being within a few minutes walking distance of East Park and the range of leisure facilities available, the property would be ideal for First time buyers and families alike!

Briefly comprising; Entrance Hallway, Through Lounge/Dining Room with log burner and stunning contemporary Fitted Breakfast Kitchen to the ground floor whilst to the first floor there are 3 generously sized bedrooms and a modern fully tiled family bathroom.

Also benefitting from UPVC double glazing and gas central heating together with a lovely low maintenance enclosed rear garden, Internal viewing is strongly recommended to fully appreciate the standard of accommodation available!

The Accommodation Comprises

Entrance Hallway



Covered porch with composite door into entrance hallway featuring Herringbone Karndean flooring, column central heating radiator, ceiling coving and stairs to first floor.

Lounge 11'3 x 12' (3.43m x 3.66m)



Herringbone Karndean flooring continues into Lounge with UPVC window to front aspect, column radiator and feature panelled wall together with coving and ceiling rose. Open through to.....

Dining Room 11'2 x 12' (3.40m x 3.66m)



Herringbone Karndean flooring continues into Dining Room with Log Burner, UPVC window to rear aspect and built in under stair storage cupboard.

Breakfast Kitchen 22'7 x 9'3 (6.88m x 2.82m)



Stunning Breakfast kitchen fitted with a range of modern dark grey matt slab wall and base units, contrasting work surfaces and tiled splash-backs. 5 ring gas hob with extractor over and electric oven below, 1 1/4 bowl stainless steel sink with flexi-mixer taps over, integrated dish washer, space and plumbing for automatic washing machine and tumble drier and space for American style Fridge Freezer. Herringbone Karndean flooring throughout, feature tower

radiator, side UPVC bay window together with UPVC door and window to rear and ample space for family dining.

First Floor Landing



Stairs from entrance hall rise to first floor split level landing with carpeted flooring and loft access hatch.

Bedroom One 11'2 x 15'5 (3.40m x 4.70m)



Spacious double bedroom with carpeted flooring, central heating radiator and UPVC window to front aspect.

Bedroom Two 11'2 x 9'10 (3.40m x 3.00m)



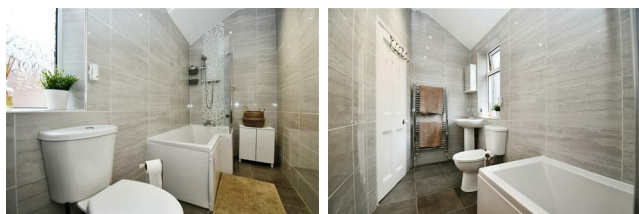
Second double bedroom with carpeted flooring, central heating radiator and UPVC window to rear aspect.

Bedroom Three 9'3 x 13'10 max (2.82m x 4.22m max)



Spacious third double bedroom with fitted wardrobes to one wall, herringbone design laminate flooring, column radiator and UPVC window to rear aspect.

Bathroom 8' x 4'7 (2.44m x 1.40m)



Modern bathroom comprising shaped bath with mains shower over and fitted shower screen, low flush wc and pedestal hand wash basin. chrome, ladder effect heated towel rail, fully tiled walls and floor and UPVC window to side aspect.

Outside



To the front of the property is a paved courtyard garden with wrought iron perimeter fencing whilst there is side gated access to the low maintenance rear garden which is paved with raised beds featuring an array of mature plants and shrubs and fencing to perimeters.

Tenure

The property is Freehold

Council Tax

Council Tax band A

Kingston upon Hull City Council

EPC

Awaited

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/Tile

Conservation Area - No

Flood Risk - Low

Mobile Coverage/Signal - EE, Three, O2, Vodafone

Broadband - Standard 9 Mbps 0.9 Mbps

Ultrafast 1000 Mbps 1000 Mbps

Coastal Erosion - No

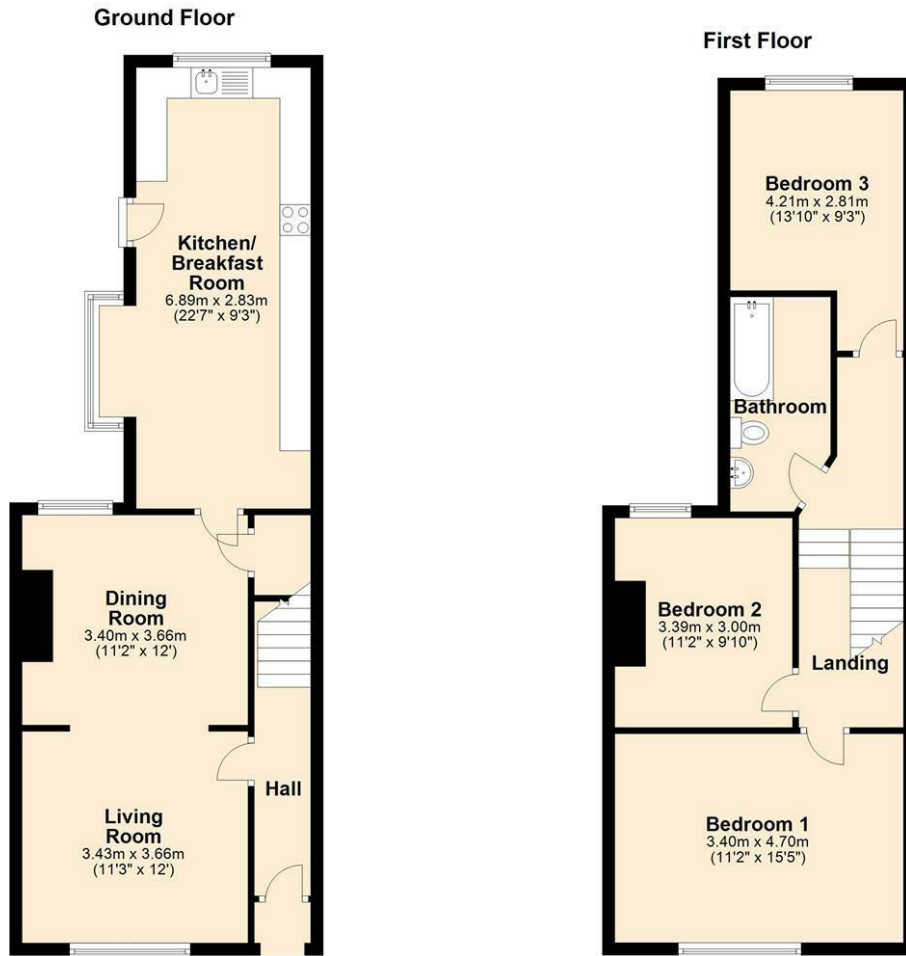
Coalfield or Mining Area - No

Planning - Non specific to the property

Whitakers Estate Agent Declaration:

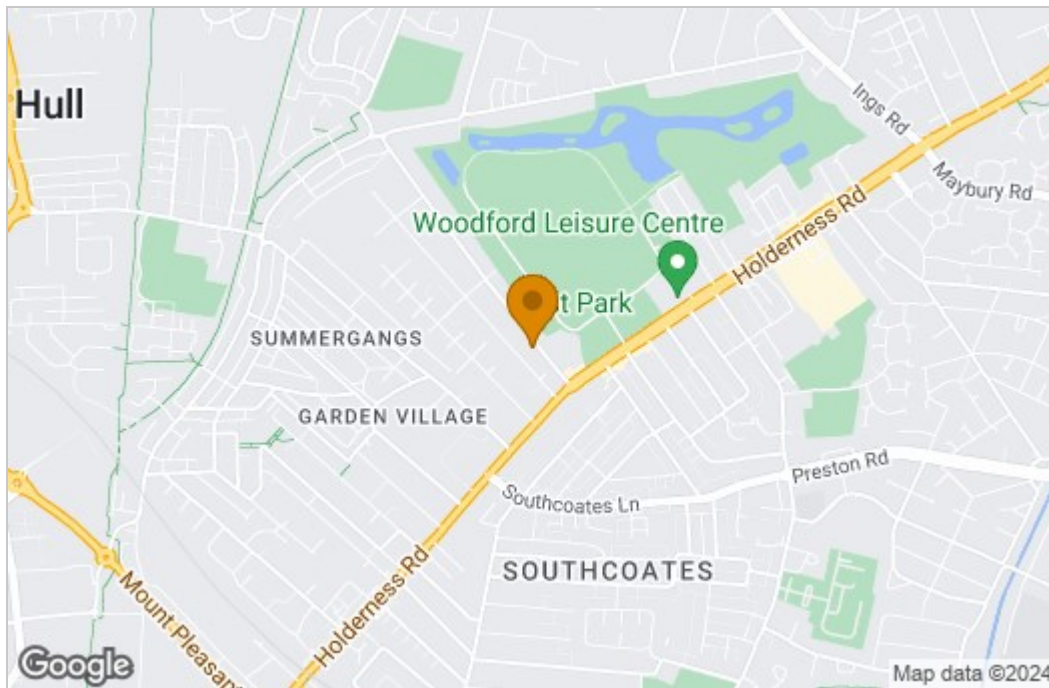
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Floor Plan

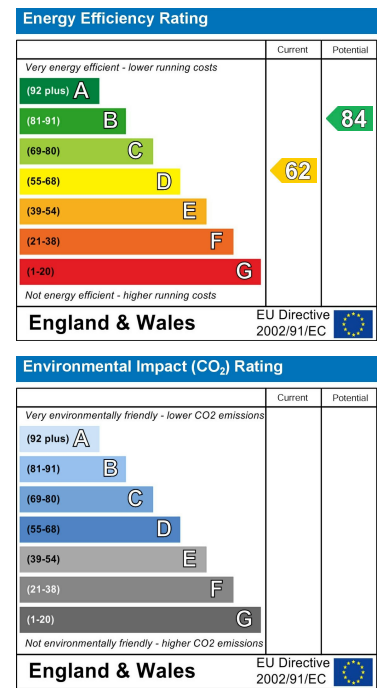


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

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.