

Whitakers

Estate Agents



150 Summergangs Road, Hull, HU8 8LN

Offers In The Region Of £170,000

This immaculate end of terrace property is established on the ever popular Summergangs Road - a residential location which is serviced by an abundance of local amenities and well connected by a host highly accessible transport links leading to the Hull City Centre / surrounding villages.

Briefly comprising recess porch opening to the hallway, two reception rooms with period fireplaces and fitted breakfast kitchen with cloakroom to the ground level. The first floor boasts two double bedrooms and a rear landing leading to the third double bedroom and bathroom furnished with a three-piece suite.

Externally to the front of the property there is a forecourt with a wrought iron fence and gate. A shared side driveway leads to the rear of the property where there are gates leading to a private driveway which leads to the garage together with a lawned garden with boundary fencing.

Taken together, the accommodation on offer is ideal for the growing family seeking to reside within the catchment of well regarded schools and enjoy close proximity to the scenic East Park with playgrounds and nature trails.

Early viewing is recommended to avoid disappointment.

The Accommodation Comprises

Ground Floor

Recess Porch

Half tiled and leads to:

Hallway



Upvc double glazed entrance door, gas central heating radiator, coved ceiling picture rail, under stairs storage cupboard and staircase to the landing off.

Lounge 13'5" x 12'11" maximum (4.11 x 3.95 maximum)



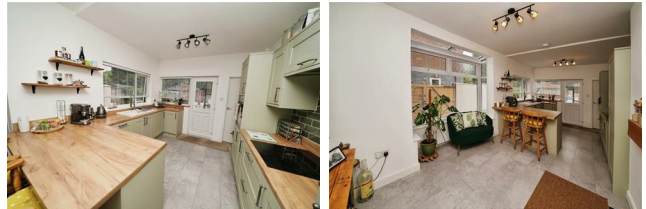
Upvc double glazed bay window, gas central heating radiator, coved ceiling, picture rail and a period fireplace with an a mirror, tiled inserts and open grate.

Dining Room 11'3" x 10'9" maximum (3.43 x 3.29 maximum)



Upvc double glazed window, gas central heating radiator, coved ceiling, feature fireplace with an open grate.

Breakfast Kitchen 21'6" x 11'11" maximum (6.57 x 3.65 maximum)



Upvc double glazed bay window, additional Upvc double glazed windows to the side and rear aspects and a Upvc double glazed entrance door, tower gas central heating radiators and fitted with a range of base wall and drawer units with fitted worktops and a single drainer sink unit, split level oven and hob, intergrated dishwasher and washing machine, and a recessed fireplace.

WC



Low flush WC, wash basin and two windows.

First Floor

Landing

Coved ceiling and access to the loft space.

Bedroom One 16'8" x 13'5" maximum (5.09 x 4.11 maximum)



Upvc double glazed bay window, gas central heating radiator and a coved ceiling.

Bedroom Two 11'2" x 10'9" maximum (3.42 x 3.30 maximum)



Upvc double glazed window, gas central heating radiator, feature fireplace and a coved ceiling.

Rear Landing

Storage cupboard. Leads to:

Bedroom Three 16'0" x 10'4" maximum (4.88 x 3.15 maximum)



Upvc double glazed bay window and a gas central heating radiator.

Bathroom



Upvc double glazed window, gas central heating radiator, partially tiled and fitted with a three piece suite comprising walk in shower cubicle, pedestal wash basin and a low flush WC, extractor fan.

Gardens



To the front of the property there is a forecourt with a wrought iron fence and gate. A sharded side driveway leads to the rear of the property where there are gates leading to a private driveway which leads to the garage together with a lawned garden with boundary fencing.

Garage

Single brick built garage.

Tenure

The property is held under Freehold tenureship

Council Tax Band

Local Authority - Kingston-upon-hull (city And County Of)

Local authority reference number - 00190204015006

Council Tax band - B

EPC Rating

EPC rating - D

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 9 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

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 sale 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.

Whitakers Estate Agent Declaration

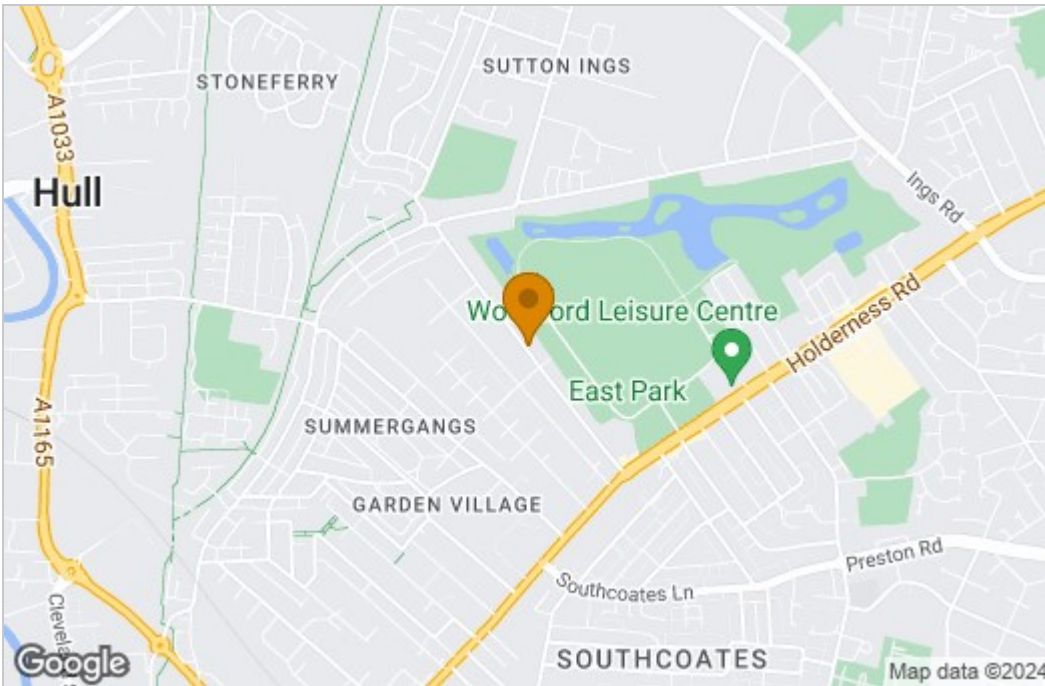
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Floor Plan

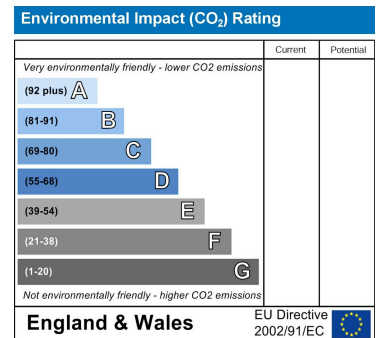
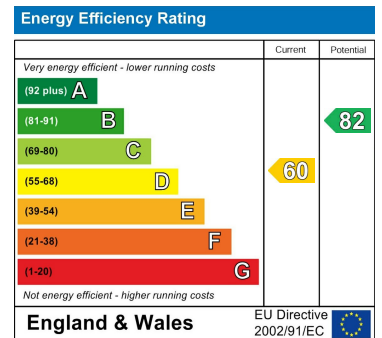


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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