

Whitakers

Estate Agents



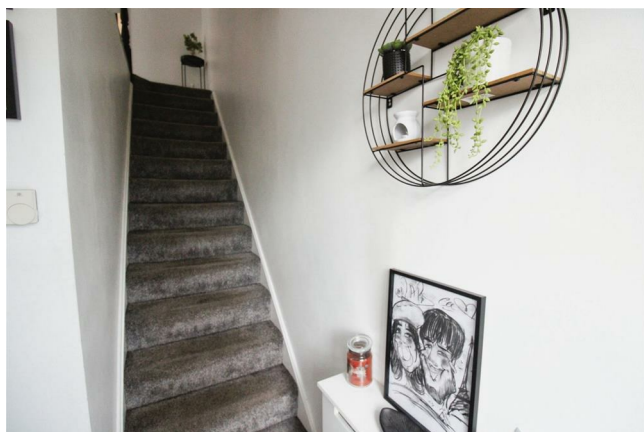
253 Summergangs Road, Hull, HU8 0EB

Offers Over £160,000

Situated in the heart of much sought after educational choices to the East of the City and handily placed for fabulous leisure and shopping amenities, this mid terrace property is a must view for the growing family unit.

The accommodation briefly comprises entrance hall, lounge, fitted kitchen through to a dining area, three bedrooms and a bathroom to the first floor and a fixed staircase to a loft area which lends itself to a number of uses. Having gas central heating to radiators, double glazing and enclosed rear garden, the property has two car parking spaces to the front aspect and early internal inspection is encouraged.

Entrance Hall



Staircase off, laminate flooring and a radiator.

Lounge 12'11" x 9'4" (3.95 x 2.85)



Window to the front aspect, laminate flooring continues, feature fire place and a radiator.

Fitted Kitchen 9'4" x 8'8" (2.85 x 2.65)



A range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel one and a half bowl sink unit with mixer tap. Tiled walls, laminate flooring, windows to the rear aspect and plumbing for an automatic washing machine. Opens to:

Dining Area 6'6".213'3" x 8'6" (2..65 x 2.60)



>to the rear aspect, a radiator and a useful under stairs storage cupboard

First Floor Landing



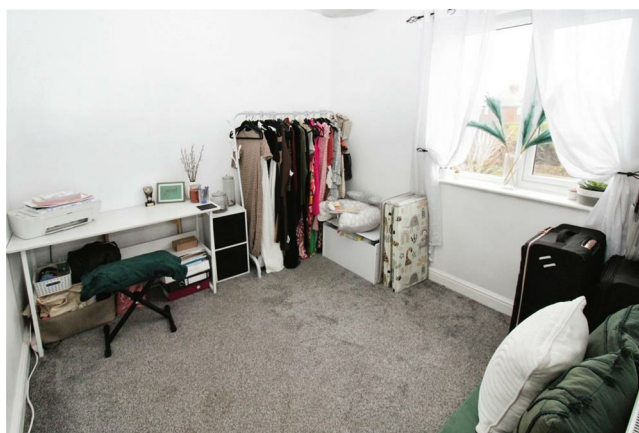
With carpeted flooring and fixed staircase to loft room.

Bedroom One 9'10".311'8" x 9'4" (3..95 x 2.85)



Window to the front aspect, a radiator and built in wardrobes.

Bedroom Two 9'4" x 8'8" (2.85 x 2.65)



Window to the rear aspect and a radiator.

Bedroom Three/Nursery 5'2" x 6'2" and 12'11" x 3'5" (1.60 x 1.90 and 3.95 x 1.05)



" L" shaped with a window to the front aspect, built in storage and a radiator.

Bathroom

A white suite to comprise panelled shower bath, wash hand basin with a pedestal and a low level wc. Plumbed shower unit over the bath with a shower screen to the bath side, spotlights to the ceiling and a chrome heated towel rail.

Loft 15'7" x 10'5" (4.75 x 3.20)



Accessible via a fixed staircase off the landing with a walk in void which is very useful for storage. The loft area has a "Velux" style window and this spacious area lends itself to a number of uses.

Rear Garden



To the rear of the property is an enclosed garden which is laid mainly to lawn and has a paved patio area and a raised decking seating area.

Off Street Parking Amenities

To the front of the property, via a dropped kerb, there are facilities to accommodate two vehicles.

Tenure

This property is freehold

Council Tax

Hull City Council - band A

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 under tiled roof

Conservation Area - No

Flood Risk -Low

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

Broadband - Basic 17Mbps Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area -No

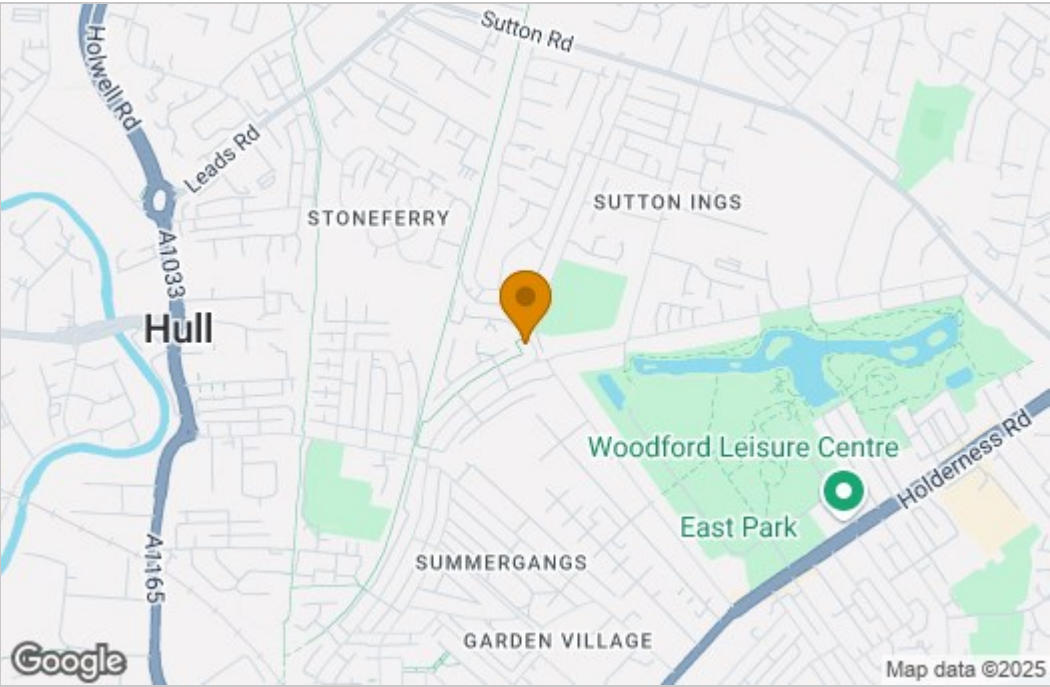
Planning -No

Floor Plan

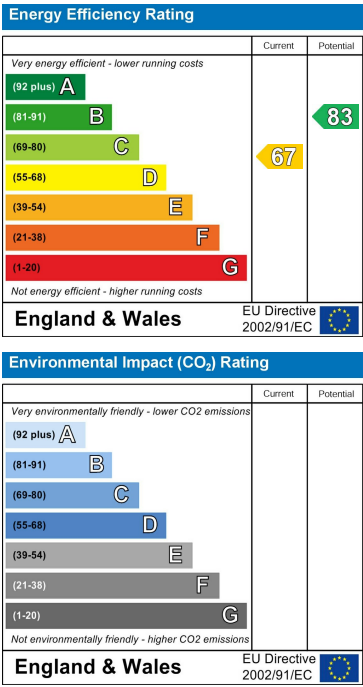


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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