

162 Summergangs Road, Hull, HU8 8LN

£150,000

Brought to the market with NO CHAIN involved! This three bedroom (plus loft space) mid terraced property is situated in this popular residential area overlooking East Park to the rear! Close by to local amenities, bus routes and excellent schools! Benefiting from having spacious accommodation throughout! Installed with gas central heating and double glazing. Accommodation briefly comprises; entrance hall, through lounge, dining room and kitchen to the ground floor. The first floor comprises; three bedrooms, bathroom and landing with stairs leading to loft space. To the exterior is a fully enclosed rear garden with patio, lawn and large storage shed.

Council Tax Band: B  
Freehold

## Ground floor

### Entrance hallway

With entrance door, laminate flooring, radiator, stairs off, under stairs cupboard and doors to:

### Through lounge

With bay window to the front, laminate flooring, x2 radiators, feature fireplace and french doors to rear.

### Dining room

With window to the rear, laminate flooring, radiator and fireplace.

### Kitchen

With window to the rear, vinyl flooring, radiator, range of wall & base units with contrasting work surface & tiling to splash backs, stainless steel sink unit with chrome mixer tap over, electric oven, gas hob, extractor hood, plumbing for automatic washing machine and door to rear.

## First floor

### Landing

With carpet flooring, stairs to loft space and doors to:

### Bedroom one

With bay window to the front, laminate flooring, radiator and storage cupboard.

### Bedroom two

With window to the rear, carpet flooring, radiator, fireplace and storage cupboard.

### Bedroom three

With bay window to the rear, laminate flooring, radiator, fireplace and boiler cupboard.

### Bathroom

With window to the rear, vinyl flooring, radiator, part tiled walls, pedestal hand wash basin, low flush w/c and panel enclosed bath with shower over.

### Loft space

With velux window to the rear, laminate flooring and storage to the eaves.

## Exterior

To the exterior is a fully enclosed rear garden with patio, lawn and large storage shed.

Thinking of moving? Contact us on 01482 226560 to arrange your free no obligation market appraisal. We are your local, family run Estate Agents offering a personal, bespoke professional service at an unbeatable fee.

## Disclaimer

-None of the services, fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

-An EPC is held for this property and is available for inspection at the branch should you wish to view. It is also available online through the properties details on our website [www.urbanpropertyhull.co.uk](http://www.urbanpropertyhull.co.uk).

-To arrange a viewing for this property please contact Urban Property 01482 226560 356 Holderness Road Hull HU9 3DQ.

-If you require a Mortgage to purchase this or any other property, we offer a free Mortgage Consultation with an independent Mortgage Broker. Please ask for further details.

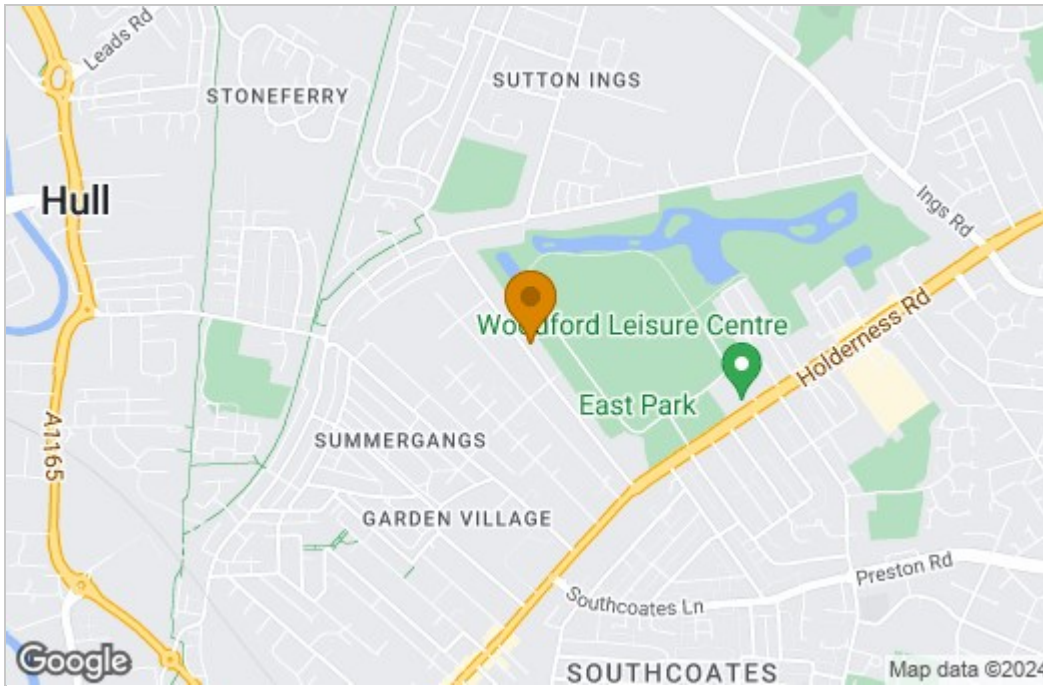
All mortgages are subject to status and valuation.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

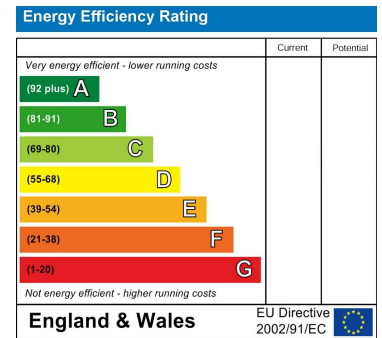
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.