

Summergroves Way, Hull, East Riding of Yorkshire
Asking Price £350,000





KEY FEATURES

- Detached House
- Four Double Bedrooms
- Large Reception Rooms
- Open Plan Living
- Large Driveway
- Garage
- Large Garden
- En Suite
- Desired Location
- Total Area 205 Square Metres
- EPC rating C



DESCRIPTION

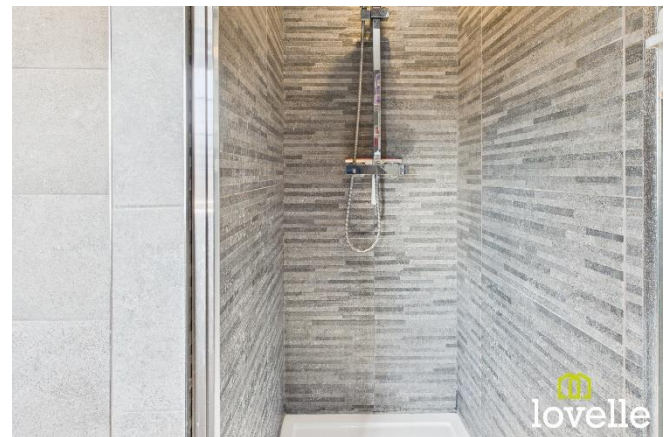
Lovelle are proud to present this four bedroom detached house on the popular Summergroves Way to the market. This modern and stylish house is one not to be missed. Offering a brilliant location, four double bedrooms, open plan living, large reception rooms, ample off street parking, garage, large garden and much more.

As you enter through the front door into a generous, light and airy hallway you are immediately aware of the generous proportions offered by this house. The ground floor offers a large sitting room with triple aspect views perfect for the whole family to relax after a long day. A second reception room, the living room, that opens into the kitchen diner provides open plan living which really is the heart of the home. This stylish kitchen is perfect for preparing family meals with space for dining and the living room keeping everyone together. The utility room and WC complete the ground floor.

To the first floor is a bright and open landing provides access to the four double bedrooms and bathrooms. The principle suite is a large bedroom featuring fitted wardrobes and en suite. The further three double bedrooms are served by the house bathroom.

Outside the property offers off street parking for several vehicles, a garage for secure parking or storage and a large private garden perfect for the whole family to enjoy.

Do not delay, call to day and book your viewing!





PARTICULARS OF SALE

Hallway

2.91m x 3.37m (9'6" x 11'1")

Enter through a private door into a large entrance hallway. A open L shaped staircase leads to the first floor. Two sets of double doors lead to the ground floor reception rooms. Under stairs storage.

Sitting Room

5.67m x 3.56m (18'7" x 11'8")

This large family sitting room is flooded with natural light from the triple aspect views. A bay window to the front elevation, window to the rear elevation and French doors to the side elevation provide access to the private garden. A feature fire surround provides a focal point to the room. This room also features designer wallpaper to the feature wall.

Living Room

3.77m x 3.54m (12'5" x 11'7")

Filled with natural light from the dual aspect windows to the front and side elevation. This living room opens into the kitchen diner providing open plan living for everyone to enjoy, this really is the heart of the home.

Kitchen Diner

5.28m x 3.29m (17'4" x 10'10")

The kitchen diner features two windows to one side elevation with a third window to the other side elevation. A range of base and wall units in cream with contrasting wood worktops and stylish grey splashbacks. Featuring underfloor heating, a pull out breakfast bar, a range of fitted appliances including double oven, 5 ring hob, extractor, fridge and freezer. This is a great space for the whole family to enjoy. Access to utility room and WC.

Utility Room

1.7m x 3.36m (5'7" x 11'0")

Base unit under sink for storage. Stainless steel sink with mixer tap, space for white goods. A generous area for addition storage. Door providing access to driveway. Door leading to WC.

WC

0.8m x 1.75m (2'7" x 5'8")

Featuring a low flush WC and hand basin.

Landing

0.89m x 4.13m (2'11" x 13'6")

A large open landing providing access to bedrooms and house bathroom.

Bedroom

3.03m x 4.95m (9'11" x 16'2")

A large principle bedroom featuring two windows to the front elevation allowing natural light to flow in, fitted wardrobes and en suite.

En Suite

2.41m x 1.37m (7'11" x 4'6")

A fully tiled stylish en suite featuring a three piece suite comprising of walk in shower, hand basin and low flush WC. All complemented with a chrome towel rail.

Bedroom

2.94m x 3.52m (9'7" x 11'6")

A generous double bedroom with window to the rear elevation.

Bedroom

2.6m x 3.55m (8'6" x 11'7")

A generous double bedroom with window to the front elevation.

Bedroom

2.65m x 3.33m (8'8" x 10'11")

A double bedroom with window to the rear elevation.



Bathroom

2.65m x 2.06m (8'8" x 6'10")

A large family bathroom featuring a three piece suite comprising of walk in shower, low flush WC and hand basin all complemented with a chrome towel rail. Airing cupboard.

Garage

3.32m x 6.25m (10'11" x 20'6")

A generous garage with up and over door for vehicular access and side personnel door providing access to private garden.

Outside

To the front, side and rear of the property is a wrap around block paved driveway providing generous parking for several vehicles. This also provides access to the garage. To the side of the property is a private and secured garden mainly laid to artificial grass with block paved path around, providing lots of outdoor space to entertain and relax.

Location

Summer Groves Way is located off Hessle High Road, in close proximity to primary and high schooling, local shops and a Sainsburys Superstore. A short walk to Hessle Square with an abundance of shops, bars, restaurants and conveniently located amidst local transport links to Hull City Centre and the A63/M62 motorway link.

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: E

This property falls within the geographical area of Hull City Council - 01482 300300.

<https://www.hull.gov.uk/>

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01482 846622.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01482 846622 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

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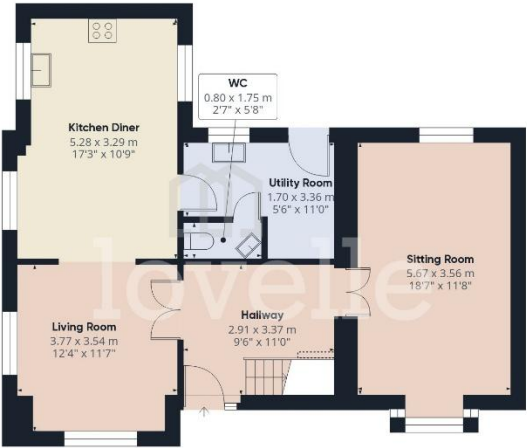
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

A&C Homes Limited T/A Lovelle Estate Agency

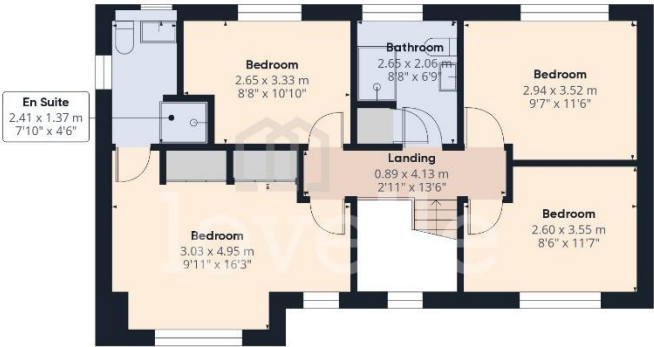


Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

274.31 m²
2952.69 ft²

Reduced headroom

0.1 m²
1.08 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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