



SYMONDS + GREENHAM

Estate and Letting Agents



143 Summergangs Road, Hull, HU8 8JY Offers in excess of £155,000

OUTSTANDING THREE BED END OF TERRACE - SPACIOUS THROUGHOUT - POPULAR LOCATION - CLOSE TO BEAUTIFUL EAST PARK

Welcome to Summergangs Road, where spacious living meets convenience in this charming three-bedroom end-of-terrace house. Situated near a variety of amenities, including shops, supermarkets, cafes, bars, restaurants, highly regarded schools, and convenient transport links as well as close proximity to the beautiful East Park. This home offers the perfect blend of urban convenience and suburban tranquility. Step inside, and you'll discover a property that boasts spacious living areas throughout. The ground floor features a welcoming lounge/diner, providing a versatile space for relaxation and entertaining. The kitchen/diner offers ample space for cooking and dining, creating the perfect setting for family meals and gatherings. Upstairs, three fantastic double bedrooms await, offering comfortable accommodations for the whole family. A family bathroom completes the first-floor layout, providing convenience for daily living. Additionally, the second floor boasts boarded loft space with a fixed staircase, offering ample storage opportunities, although it has not been done to building regulations. Outside, the garden is neat and tidy, featuring a mixture of paving and lawn, providing a pleasant outdoor space for relaxation and recreation. This three-bed end-of-terrace house on Summergangs Road is an invitation to spacious and comfortable living in a well-connected location. Don't miss the opportunity to make this property your own and experience the best of suburban living in this vibrant neighbourhood.

DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

LOUNGE

11'9 x 11'8 max (3.58m x 3.56m max)

A wonderful family room with excellent natural light.



DINING ROOM

9'9 x 11'5 max (2.97m x 3.48m max)

Another wonderful space.



KITCHEN/DINER

21'9 x 10'0 max (6.63m x 3.05m max)

With a range of eye level and base level units and complimenting work surfaces, a sink and drainer unit, space for a fridge freezer, an integrated oven, a gas hob, integrated dishwasher and space for a tumble dryer.



FIRST FLOOR

BEDROOM 1

9'9 x 13'9 max (2.97m x 4.19m max)

A wonderful back bedroom that is currently used as the main bedroom with plenty of space for storage.



BEDROOM 2

11'2 x 9'8 max (3.40m x 2.95m max)

Another fantastic bedroom found at the front.



BEDROOM 3

11'2 x 10'4 max (3.40m x 3.15m max)

A wonderful double bedroom.



BATHROOM

With a low level WC, a hand basin and a shower attachment.



LOFT SPACE

Not to building regulations



OUTSIDE

The property has a neat rear garden that is a mixture of paving and lawn.



CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

DOUBLE GLAZING

The property has the benefit of double glazing.

VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

COUNCIL TAX

Symonds + Greenham have been informed that this property is in Council Tax Band B.

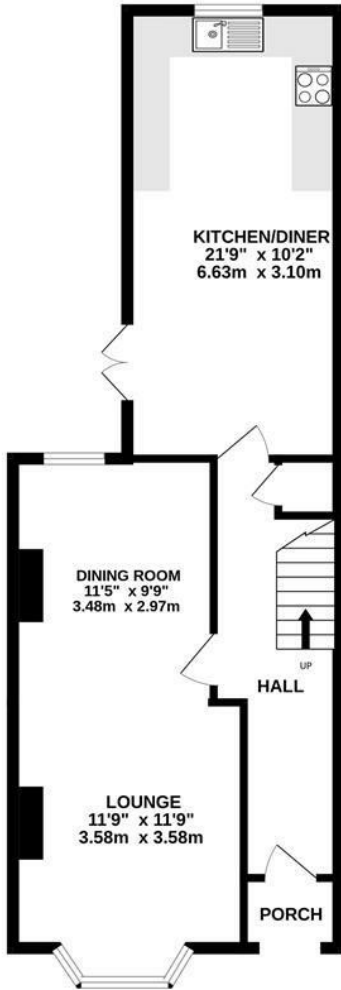
TENURE

Symonds + Greenham have been informed that this property is Freehold.

DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

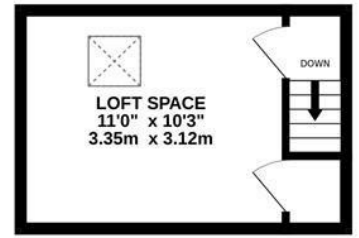
GROUND FLOOR
598 sq.ft. (55.6 sq.m.) approx.



1ST FLOOR
601 sq.ft. (55.8 sq.m.) approx.

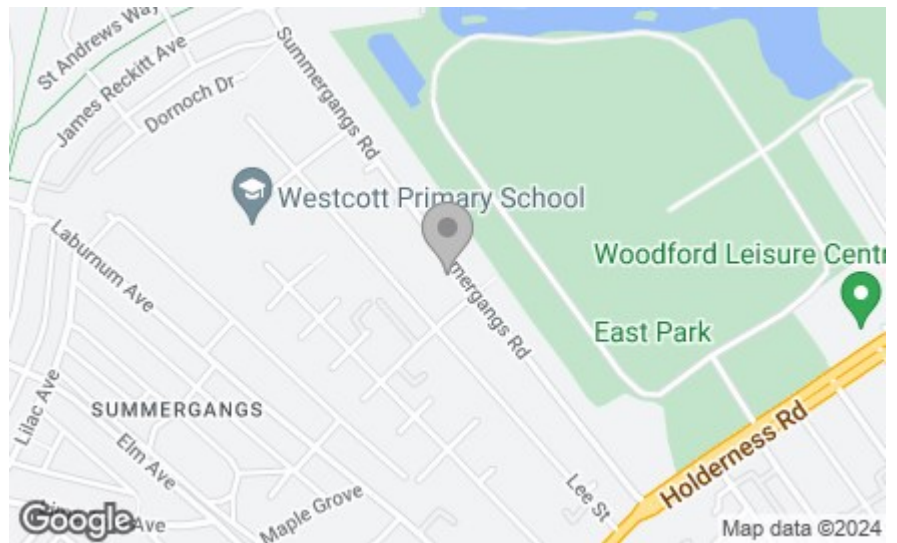


2ND FLOOR
167 sq.ft. (15.5 sq.m.) approx.



TOTAL FLOOR AREA : 1345sq.ft. (125.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC