

# Whitakers

Estate Agents



157 Summergangs Road

, Hull, HU8 8JY

Asking Price £155,000





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## Entrance Hall

Attractive laminate flooring, a radiator and staircase off.

## Lounge

An angled bay window to the front aspect, laminate flooring continues and a radiator. Opens to:

## Dining Area

Window to the rear aspect, laminate flooring continues and a radiator.

## Fitted Kitchen

A range of fitted floor and wall units with contrasting preparation surfaces having an inset one and a half bowl sink unit with monobloc tap. Window to the rear aspect, partially tiled walls, a radiator and plumbing for an automatic washing machine.

## Bedroom One

An angled bay window to the rear aspect, built in wardrobes and a radiator.

## Bedroom Two

Window to the rear aspect, laminate flooring and a radiator.

## Bedroom Three

Window to the front aspect and a radiator.

## Bathroom

A white suite to comprise panelled bath, wash hand basin and a low level wc. Tiled walls, a heated towel rail and there is an electric shower unit over the bath.

## Outside

There is a forecourt and to the rear of the property is

a garden of excellent proportion which is laid to lawn with a large paved patio area. There is also a timber outbuilding, again of good proportion which lends itself to a number of options.

## Tenure

This property is freehold

## Council Tax

Hull City Council - band A

## 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.

Tel: 01482 877177

### Whitakers Estate Agent Declaration:

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

### Material Information:

Construction - Brick under tiled roof

Conservation Area - No

Flood Risk -Low

Mobile Coverage/Signal -Yes

Broadband - Yes

Coastal Erosion - No

Coalfield or Mining Area -No

Planning -No





Road Map



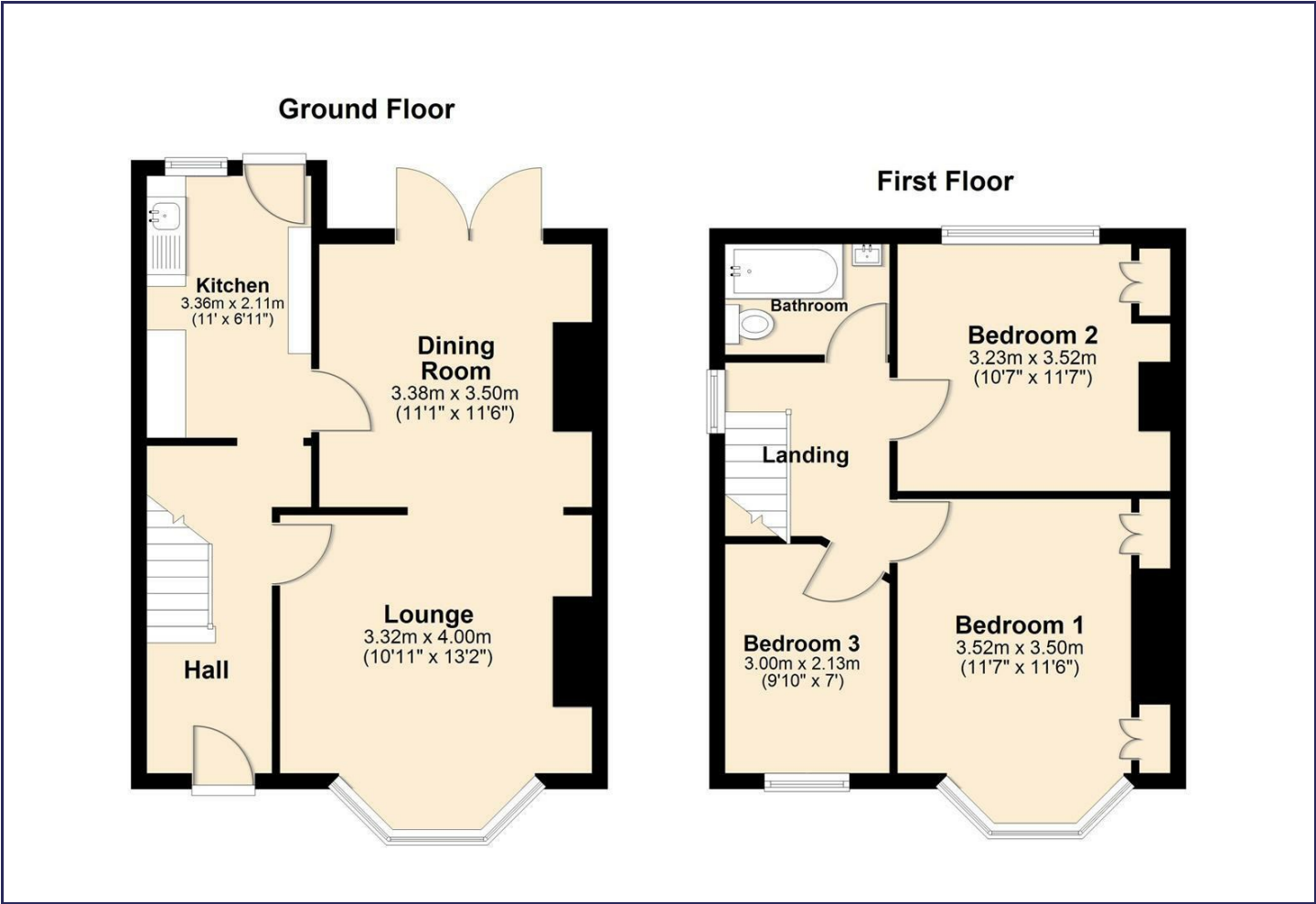
Hybrid Map



Terrain Map



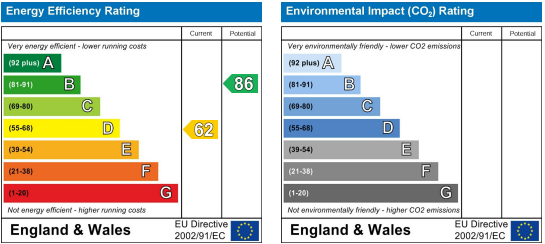
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - Sutton Office Office on 01482 877177 if you wish to arrange a viewing appointment for this property or require further information.

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.