



Summergroves Way, HULL HU4 6SJ

Welcome to

Summergroves Way, HULL

GUIDE PRICE £300,000 - £335,000

Beautiful, Detached Home On Summergroves Way with - Entrance Hall, Lounge, Dining Room, Kitchen/Diner, Utility Room, 4 Bedrooms (Master With En Suite), Family Shower Room & Ground Floor Cloakroom, Gardens, Off Street Parking & Garage! Call us now to view!



Entrance Hall

With double glazed door to the front, radiator and stairs to the First Floor.

Cloakroom

With vanity wash hand basin, low level wc and extractor fan.

Lounge

11' 7" x 19' 8" into bay (3.53m x 5.99m into bay)
With double glazed bay window to the front, gas fire with marble effect surround, 2 radiators, 2 decorative ceiling roses, television point, coving to the ceiling and double glazed doors leading to the Rear Garden.

Dining Room

11' 4" x 11' 7" (3.45m x 3.53m)
With double glazed windows to the front and side and 2 radiators.

Kitchen

17' 3" x 11' 4" (5.26m x 3.45m)
Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, gas hob, double electric oven, cooker-hood, integrated fridge freezer and 2 double glazed windows to the side.

Utility Room

10' 7" x 8' 8" (3.23m x 2.64m)
With a base units, work surfaces, sink and drainer unit, plumbing for an automatic washing machine, central heating boiler, double glazed window to the side and double glazed door to the side.

First Floor

Landing

With double glazed window to the front and radiator.

Bedroom 1

16' 3" x 11' 9" to rear of wardrobes (4.95m x 3.58m to rear of wardrobes)
With double glazed window to the front and 2 radiators.

En Suite

En Suite with shower cubicle, vanity wash hand basin, low level wc, extractor fan, chrome effect towel style radiator and double glazed windows to the side and rear.

Bedroom 2

9' 7" x 11' 5" (2.92m x 3.48m)
With double glazed window to the rear, radiator and loft access.

Bedroom 3

8' 5" max x 11' 6" (2.57m max x 3.51m)
With double glazed window to the front and radiator.

Bedroom 4

9' x 11' 2" (2.74m x 3.40m)
With double glazed window to the rear and radiator.

Shower Room

Shower Room with shower cubicle, low level wc, vanity wash hand basin, chrome effect towel style radiator, double glazed window to the rear and cupboard housing water tank.

Outside

Front Garden

With wall, gate, and substantial block paved driveway providing ample off street parking.

Rear Garden

With artificial lawned area, block paved patio area, side access gate and fenced surround.

Garage

Garage with power, double glazed window and door to the side and up and over door.



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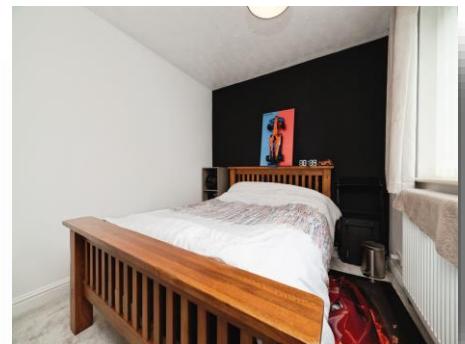
- GUIDE PRICE £300,000 - £335,000
- Detached Home On Summergroves Way
- 4 Bedrooms (Master With En Suite)
- Beautifully Presented Throughout
- Garage & Off Street Parking

Tenure: Freehold EPC Rating: C

Council Tax Band: E

guide price

£300,000 - £335,000



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Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.



Please note the marker reflects the postcode not the actual property



Property Ref:
WBY111071 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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