

Whitakers

Estate Agents



66 Summergangs Road, Hull, HU8 8LP

Asking Price £195,000

THIS STUNNING 3 DOUBLE BEDROOM END TERRACED FAMILY HOME WITH ADDITIONAL LOFT SPACE REALLY DOES NEED TO BE VIEWED TO BE FULLY APPRECIATED!

Situated on ever popular Summergangs Road, within catchment of highly regarded Primary and Secondary schools and just a short stroll from the shops and amenities of Holderness Road, the property also boasts REAR GATE ACCESS INTO EAST PARK with its range of leisure facilities!

TASTEFULLY AND STYLISHLY presented throughout, this lovely home provides spacious and versatile accommodation in a most sought after and popular area.

Available in true "move-in" condition, the property briefly comprises; entrance hallway, lovely through lounge/dining room with log-burner, a downstairs cloakroom and a modern stylish kitchen/breakfast room opening into the conservatory to the ground floor, 3 DOUBLE bedrooms and a LUXURIOUS 4 piece family bathroom to the first floor whilst a fixed staircase from the first floor landing leads to the versatile loft space.

Having the additional benefit of a lovely no-overlooked low maintenance rear garden with gate access into the park, together with gas central heating and uPVC double glazing throughout, internal inspection is imperative to fully appreciate the standard of accommodation available!

The Accommodation Comprises

Entrance Hallway



Storm porch with composite door into entrance hallway with part panelled walls, central heating radiator and stairs to first floor.

Lounge 11'2 x 11'9 (3.40m x 3.58m)



uPVC bay window to front aspect, carpeted flooring, central heating radiator and feature split tile fireplace with dual fuel log burner. Opens through into....

Dining Room 11'10 x 11'9 (3.61m x 3.58m)

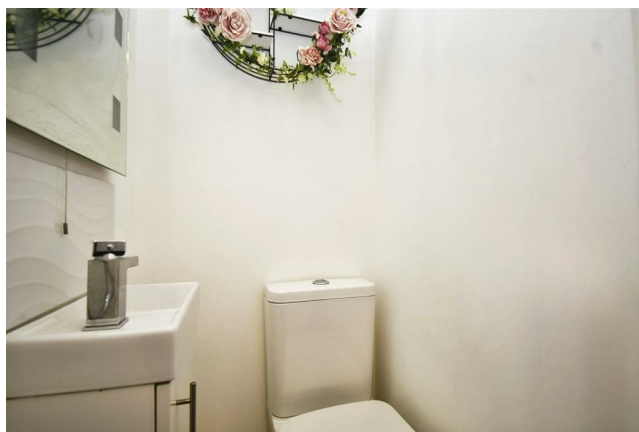


With continuation of carpeted flooring, central heating radiator and uPVC French doors to rear.

Rear Lobby

With under stair cupboard and door into....

Downstairs Cloakroom



With low flush wc and vanity hand wash basin.

Kitchen/Breakfast Room 15'6 x 9'8 (4.72m x 2.95m)



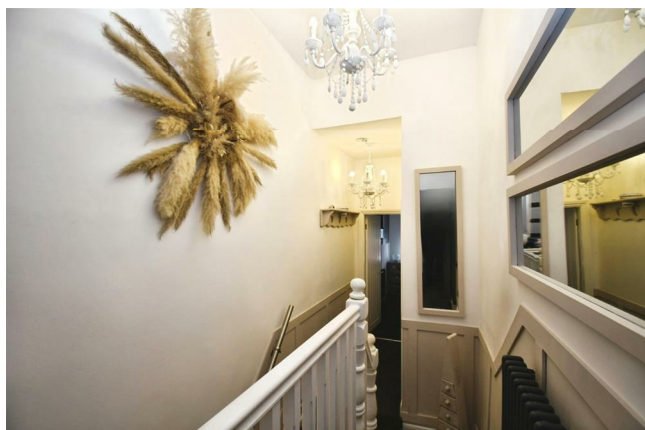
Contemporary modern kitchen fitted with a range of wall and base units, contrasting work surfaces and splashbacks. Induction hob with extractor over and mid level double oven. Ceramic sink/drain, integrated fridge, freezer, dish washer and wine cooler and plumbing for automatic washing machine. Breakfast bar with pendant lighting, feature tower radiator and laminate flooring extending into....

Conservatory 9'3 x 8' (2.82m x 2.44m)



Continuation of laminate flooring and uPVC Patio doors into rear garden.

First Floor Landing



Stairs from entrance hallway to stepped landing with carpeted flooring, central heating radiator and stairs to loft room.

Bedroom One 11'2 x 15'3 (3.40m x 4.65m)



Spacious double bedroom with uPVC double glazed bay window to front aspect, carpeted flooring, fitted wardrobes and central heating radiator.

Bedroom Two 11'10 x 9'8 (3.61m x 2.95m)



Second double bedroom with uPVC double glazed window to rear aspect, carpeted flooring, part panelled walls and central heating radiator.

Bedroom Three 7'10 x 9'9 (2.39m x 2.97m)



Third double bedroom with uPVC double glazed window to rear aspect, carpeted flooring and central heating radiator.

Family Bathroom



Stunning family bathroom with 4 piece suite comprising free standing bath with mixer taps and shower attachment, single shower cubicle with mains shower, hand wash basin housed in vanity unit and low flush wc, Fully tiled walls and flooring, heated towel rail, ceiling spot lights and uPVC window to side aspect.

Loft Room 11'10 x 13'6 (3.61m x 4.11m)



Fixed stairs from landing to spacious and versatile loft room with carpeted flooring, central heating radiator and "velux" style window to rear aspect.

Outside



To the front of the property is a walled courtyard. A side passageway gives access to the rear of the property with gate access directly into East Park. A side gate gives access to the lovely low maintenance rear garden with open aspect over East Park, artificial lawn, paved patio seating, a handy storage shed and timber fencing to perimeters whilst uPVC doors lead to the useful covered storage area to the side of the property.

Tenure

The property is Freehold

Council Tax

Council Tax band A

Kingston upon Hull City Council

EPC
EPC rating D

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.

Material Information:

Construction - Brick/Tile

Conservation Area - No

Flood Risk - Very Low

Mobile Coverage/Signal -EE, Vodafone, Three, O2

Broadband - Basic 12 Mbps, Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - No

Offering on a property

In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50 - the fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Whitakers Estate Agent Declaration:

Whitakers Estate Agents Limited wish to inform

any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to shown the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

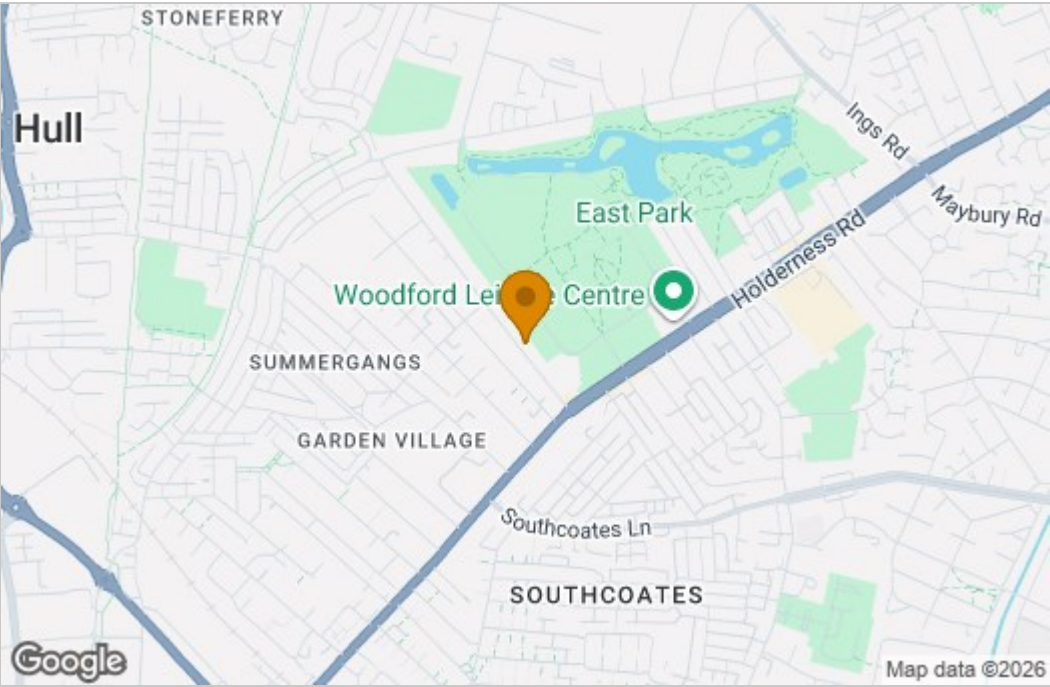
Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

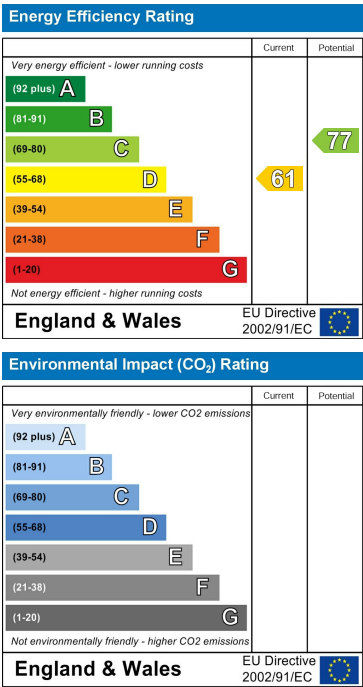
Floor Plan



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.