

# Whitakers

Estate Agents



**35 Summergangs Road, Hull, HU8 8JX**

**Guide price £140,000**

\*\*\* GUIDE PRICE £140,000 TO £150,000 \*\*\*

Whitakers are delighted to bring this spacious 3 bedroom family home to the market.

Ideally situated for Holderness Road with its wide array of shops and amenities and within walking distance of ever popular East Park and Woodford Leisure Centre, the property is also well located for highly regarded local schools and transport links around the City.

Having been much improved by the current owners, the property briefly comprises; entrance hallway, lounge, dining room fitted kitchen with pantry and downstairs cloakroom to the ground floor, there are three double bedrooms and a family bathroom to the first floor. Also benefitting from a low maintenance enclosed rear garden, UPVC double glazing and gas central heating, early viewing is recommended!

## The Accommodation Comprises

### Entrance Hallway



Covered storm porch to front entrance door into hallway with carpeted flooring, central heating radiator and stairs to first floor.

### Lounge 11'4 x 11'3 (3.45m x 3.43m)



uPVC bay window to front aspect with fitted shutters, central heating radiator and carpeted flooring extending into...

### Dining Room 11'4 x 11'2 (3.45m x 3.40m)



carpeted flooring, uPVC window to rear aspect, central heating radiator and under stair cupboard.

### Kitchen 11'0 x 9'0 (3.35m x 2.74m)



With a range of fitted base units, contrasting work surfaces and tiled splashbacks. 4 ring gas hob with extractor over and electric double oven below. Ceramic 1 1/2 bowl sink/drain, plumbing for automatic washing machine, laminate flooring, uPVC window to side aspect and door into rear lobby area.

### Rear Lobby

With door into spacious pantry and into downstairs cloakroom, uPVC entrance door into rear garden

### Downstairs Cloakroom

With low flush wc and uPVC window to side aspect.

### First Floor Landing



Stairs from entrance hallway to first floor split level landing with carpeted flooring.

### Bedroom One 14'10 x 13'8 (4.52m x 4.17m)



uPVC bay window to front aspect, carpeted flooring, central heating radiator and built in cupboard.

### Bedroom Two 11'2 x 8'2 (3.40m x 2.49m)



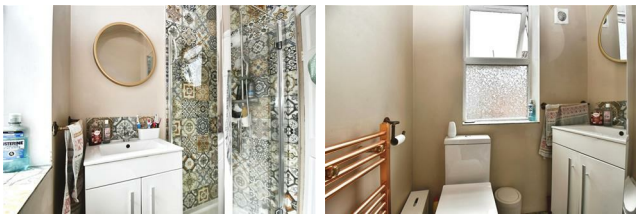
uPVC window to rear aspect, carpeted flooring, central heating radiator and built in storage.

### Bedroom Three 9'8 x 9'4 (2.95m x 2.84m)



uPVC window to rear aspect, carpeted flooring and central heating radiator.

### Shower Room 6'0 x 5'7 (1.83m x 1.70m)



Shower cubicle with mains shower over, vanity hand wash basin and low flush wc. Heated towel rail, vinyl flooring, wall tiling to water sensitive areas, extractor fan and uPVC window

### Outside



To the front of the property is a small walled courtyard whilst to the rear, the enclosed paved rear garden features a range of mature plants and shrubs and a handy storage shed.

### Tenure

The property is Freehold.

### Council Tax

Council Tax band A

Kingston upon Hull City Council

### EPC

EPC Awaited

### 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 - Ultrafast 10000 Mbps

Coastal Erosion - No

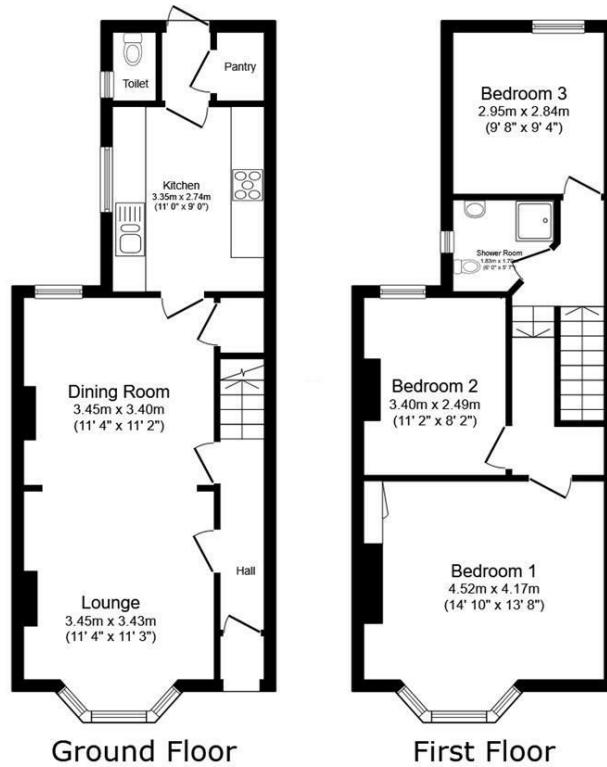
Coalfield or Mining Area - No

Planning - No

### 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.

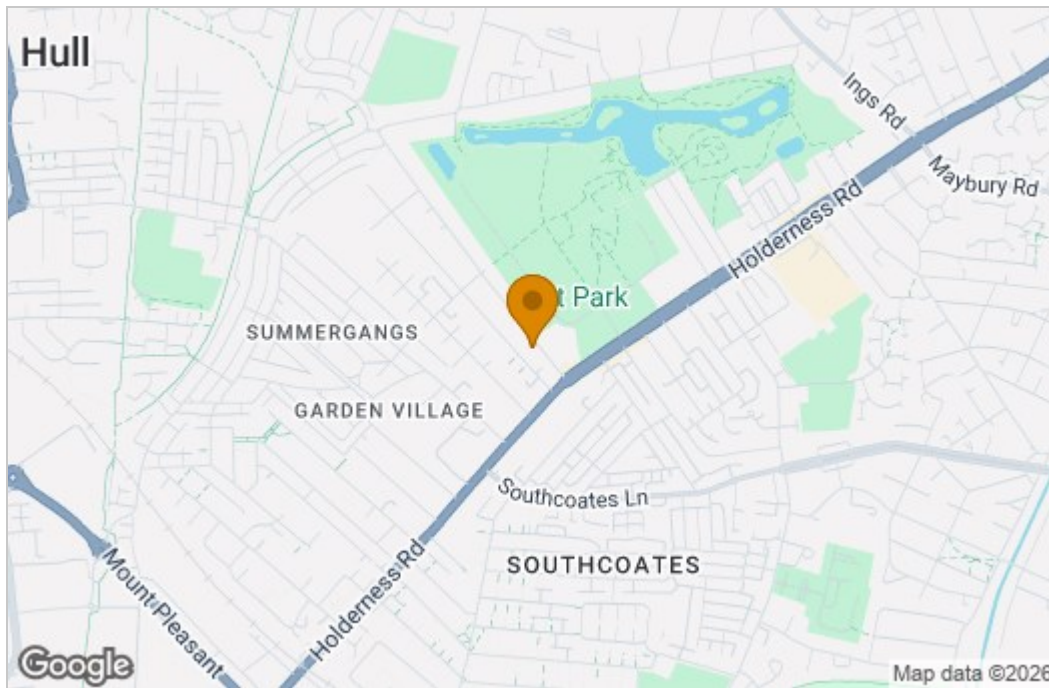
# Floor Plan



Total floor area: 88.4 sq.m. (952 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

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.