



**75 SUMMERGANGS DRIVE  
THORNGUMBALD**

**£179,000  
FREEHOLD**

This home is situated in a peaceful area, making it an excellent choice for families or individuals seeking a tranquil environment while still being within easy reach of local amenities. With its potential for transformation and convenient features, this property is a fantastic opportunity for anyone looking to invest in a home in Thorngumbald. Don't miss the chance to make this house your own and unlock its full potential.

**FRANK HILL  
& SON**

Est. 1924



Nestled in the charming village of Thorngumbald, Hull, this delightful three-bedroom house on Summergangs Drive offers a wonderful opportunity for those looking to create their dream home. The property features a spacious reception room, perfect for entertaining guests or enjoying quiet evenings with family.

The house, while in need of modernisation, presents a blank canvas for potential buyers to infuse their personal style and taste. The layout is practical and inviting, with ample space to reimagine the interiors to suit your lifestyle. The three well-proportioned bedrooms provide comfortable retreats, while the bathroom is conveniently located to serve both residents and visitors alike.

Outside, the property boasts a low maintenance garden, ideal for those who prefer to spend their time enjoying the outdoors rather than tending to extensive landscaping. Additionally, the garage offers valuable storage space or the potential for a workshop, catering to various needs.

#### **Lounge**

20'11" x 14'11" (l shaped) (6.397 x 4.554 (l shaped))

Feature fireplace, with gas fire in situ. Carpeted floor, two windows overlooking the front garden.

#### **Bathroom**

6'7" x 6'2" (2.022 x 1.884)

Comprising bath with an overhead shower and glass screen, toilet and sink. Tiled walls and floors.

#### **Bedroom**

11'0" x 9'2" (3.362 x 2.804)

Spacious downstairs multifunctional room with a window overlooking the back garden.

#### **Kitchen**

9'6" x 12'4" (2.906 x 3.77)

Newly fitted kitchen with modern accents and ample room

#### **Pantry**

2'6" x 8'10" (0.787 x 2.709)

Reasonably sized pantry that sits tucked in a wall in the kitchen.

#### **Bedroom**

11'11" x 9'0" (3.645 x 2.767)

Carpeted bedroom, window overlooking the garden, boarded cupboard in the eaves, ideal for storage

#### **Bedroom**

10'0" x 10'11" (3.054 x 3.342)

Good sized double bedroom, with window overlooking Summergangs Drive

#### **Outside**

Secure grassed area to the front and low maintenance back garden

#### **Garage**

Good sized, brick built garage with up and over door, small window overlooking the garden

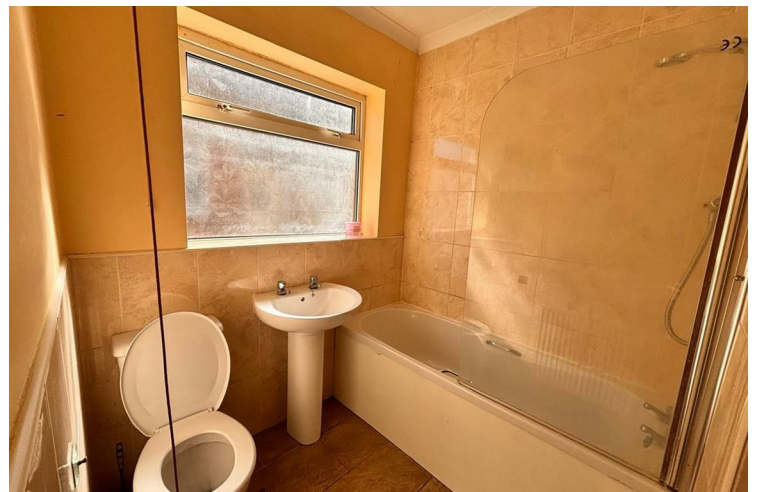
#### **Additional Information**

##### **TENURE**

Freehold with Vacant Possession on Completion

##### **PLANNING**

All Intending Purchasers must satisfy themselves as to any Planning Requirements from the Local Authority, in the East Riding of Yorkshire Council.



## ENERGY PERFORMANCE CERTIFICATE

EPC rating - D

## AGENTS NOTES

On the 26th June 2017 the Fourth Money Laundering Directive came into effect. As a Consequence of this New Legislation the Vendors Agents will need to undertake Due Diligence checks on Potential Purchasers prior to an offer being accepted. Please contact the Agents for Further information. Money laundering 2003 & Immigration Act 2014 Intending Purchasers will be asked to produce Identification Documentation.

## SERVICES

Mains Water, Electricity, Gas and Drainage. Please note we have not tested the services or any of the equipment or appliances in this property, therefore we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

## MISDESCRIPTIONS/MEASUREMENTS

The measurements used in these Particulars are for Guidance Only. The Equipment is susceptible to variations caused by such things as temperature, variations of or -5% are not uncommon. Please measure and check the room sizes yourself before ordering such items as carpets, curtains or furniture.

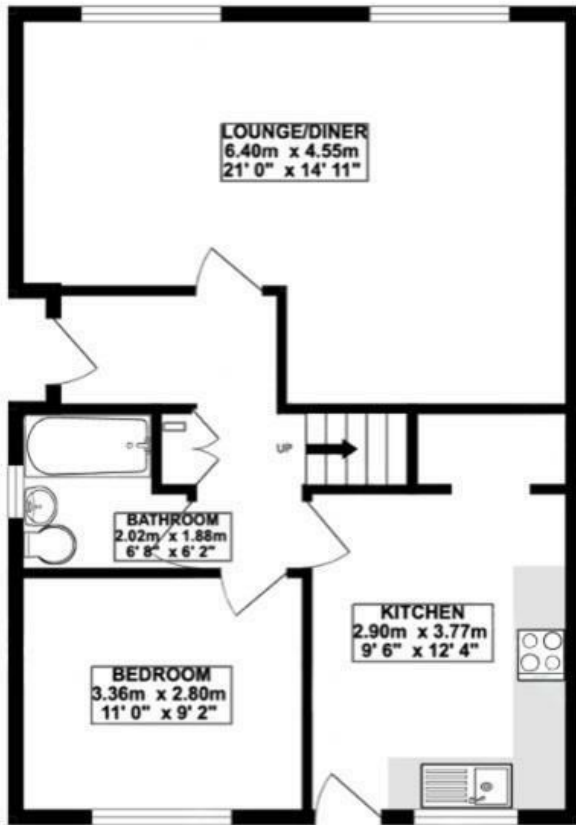
## VIEWING- STRICTLY BY APPOINTMENT ONLY WITH THE AGENT

## ADDITIONAL INFORMATION

Frank Hill & Son for themselves and for the vendors of the property or articles out in these particles, give notice that

- These particulars are intended to give a fair and accurate general outline for the guidance of intending purchasers but do not constitute, not constitute any part of an offer or contract
- All statements contained in these particulars as to the property or articles are made without responsibility on the part of Messers Frank Hill & Son or the vendors
- None of the statements contained in these particulars as to the property or articles are to be relied upon as statements or representations of fact. Intending purchasers should make their own independent enquiries regarding past or present use of the property, necessary permission for use and occupation, potential uses and any other matters affecting the property prior to purchase.
- Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
- No responsibility can be accepted for any costs or expenses incurred by intending purchasers in inspecting the property, making further enquiries or submitting offers for the property.
- The vendor does not make or give and neither Messers Frank Hill & Son nor any person in their employment has any authority to make or give, any representations or warranty whatever in relation to this property
- Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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