



Fleming Walk, Hull, HU4 6SW  
Asking Price £175,000

  
**Philip  
Bannister**  
Estate & Letting Agents



# Fleming Walk, Hull, HU4 6SW

Welcome to this charming 2-bedroom semi-detached bungalow located in the sought-after area of Summergroves Way, Hull. The property is close to local amenities and good transport links.

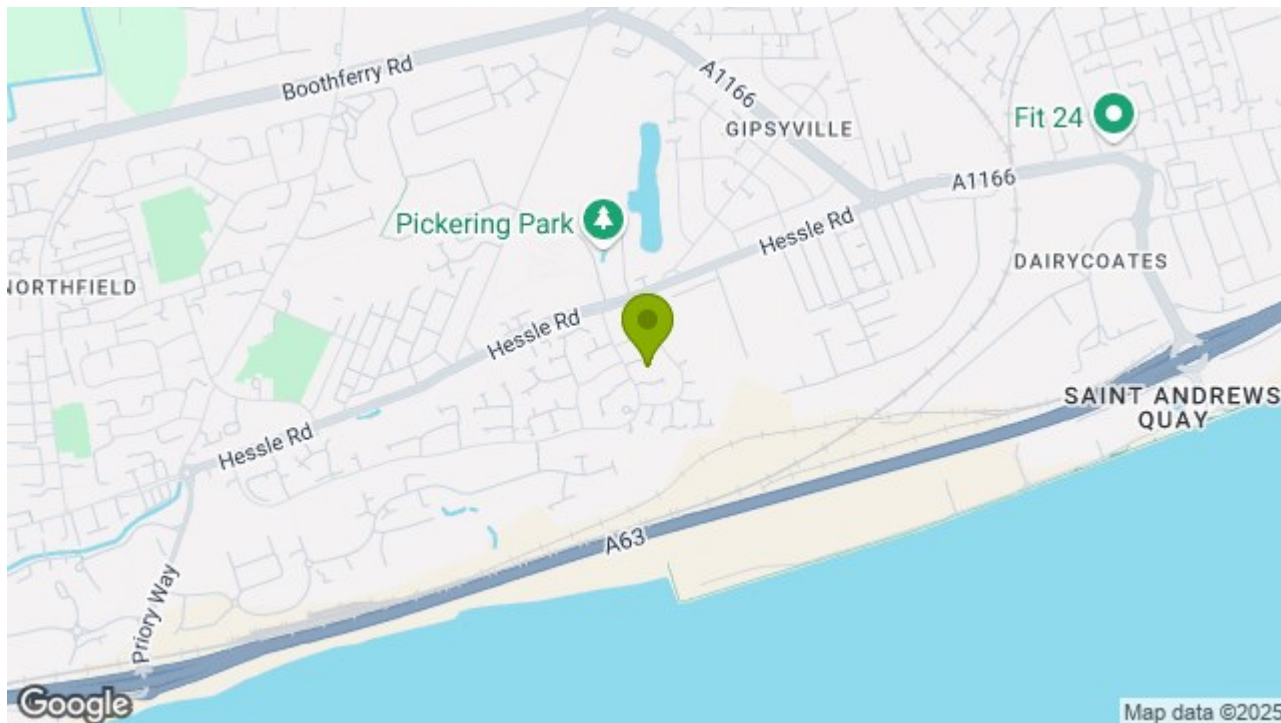
As you step inside, you are greeted by an inviting entrance hall leading to a cloakroom/w.c., lounge, and an inner hall that adds to the flow of the property. Two well-appointed bedrooms, shower room and conservatory. Outside are gardens at the front and rear, driveway and garage.

Don't miss out on the opportunity to own this excellent 2-bedroom bungalow that offers both comfort and practicality. Whether you're looking for a peaceful retreat or a place to call home, this property has it all. Contact us today to arrange a viewing and make this charming bungalow your own.

## Key Features

- Excellent Two Bed Semi Detached Bungalow
- Convenient Location on Summergroves Way
- No Chain Involved
- Entrance Hall, Cloakroom, Lounge/dining Area
- Kitchen, Inner Hall and Shower Room
- Gardens Front and Rear, Driveway and Garage.
- Early Viewing is A Must
- EPC - D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		







## **Hessle High Road - Description**

The property is situated conveniently on Summergroves Way off Hessle High Road with local shops, public transportation and other local amenities close to hand. Sainsbury's superstore is a short driving distance away and access to both City Centre and the A63/M62 motorway link is obtained from the Clive Sullivan Way.

### **ENTRANCE HALL**

with double glazed entrance door

### **CLOAKROOM/W.C.**

with two piece suite, comprising w.c., wash hand basin and double glazed window to the side elevation.

### **LOUNGE/DINING AREA**

18'10 x 10'11 narrowing to 9'6 (5.74m x 3.33m narrowing to 2.90m)  
with double glazed bow style window to the front elevation, feature fireplace with fire.

### **KITCHEN**

12'3 x 7'7 (3.73m x 2.31m)  
with a range of base and wall units, laminate work surfaces, drawers, sink unit, gas hob, electric oven, extractor hood, plumbing for automatic washing machine, space for fridge, splash back tiling, boiler, double glazed window to the side elevation and entrance door.

### **INNER HALL**

with storage cupboard

### **BEDROOM 1**

11'11 from front of wardrobes x 9'6 (3.63m from front of wardrobes x 2.90m)  
with double glazed French doors leading to the conservatory and built in wardrobes

### **BEDROOM 2**

8'9 x 9'2 (2.67m x 2.79m)  
with double glazed window to the rear elevation and built in wardrobes.

### **SHOWER ROOM**

with a three piece suite, comprising shower in cubicle, wash hand basin with vanity unit beneath, w.c., half tiled, shaver socket and double glazed window to the side elevation.

### **CONSERVATORY**

10' max measurements x 9'6 (3.05m max measurements x 2.90m)  
with double glazed windows, vinyl flooring and double glazed door leading out to the rear garden.

### **EXTERNAL**

Outside to the front of the property is an open plan lawn garden with driveway leading to a brick built garage with up and over door. To the rear is an enclosed lawn garden with flower and shrub borders and patio area.

### **GENERAL INFORMATION**

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band C. (Hull City Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

### **THINKING OF SELLING?**

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

### **MORTGAGES**

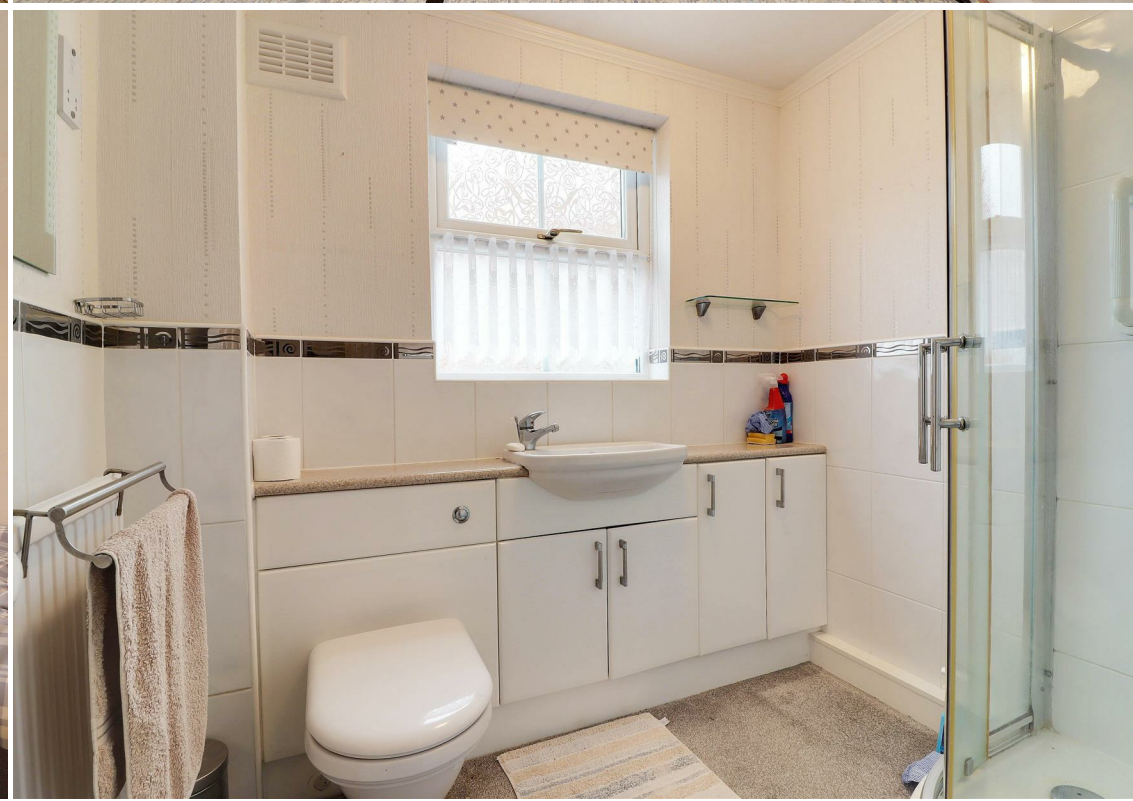
The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage. Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### **AGENTS NOTES**

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) 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 (ii) all descriptions, dimensions, 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





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In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT),

Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)

### AGENTS NOTES - PROBATE

Please note that the property is currently seeking Grant of Probate and as such completion of purchase could be delayed.

### TENURE.

We understand that the property is Freehold.





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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