



Springbok Close, Hull, HU4 6UJ
Offers Over £160,000


**Philip
Bannister**
Estate & Letting Agents

Springbok Close, Hull, HU4 6UJ

Key Features

- A Superb, Extended Semi Detached Bungalow
- Lovely Aspect To The Front In A Great Location
- Entrance Hall, Lounge, Conservatory/Orangery
- Fitted Kitchen, Shower Room
- Two Bedrooms, Gardens to the Front & Rear
- Driveway to The Front
- No Chain Involved
- EPC -

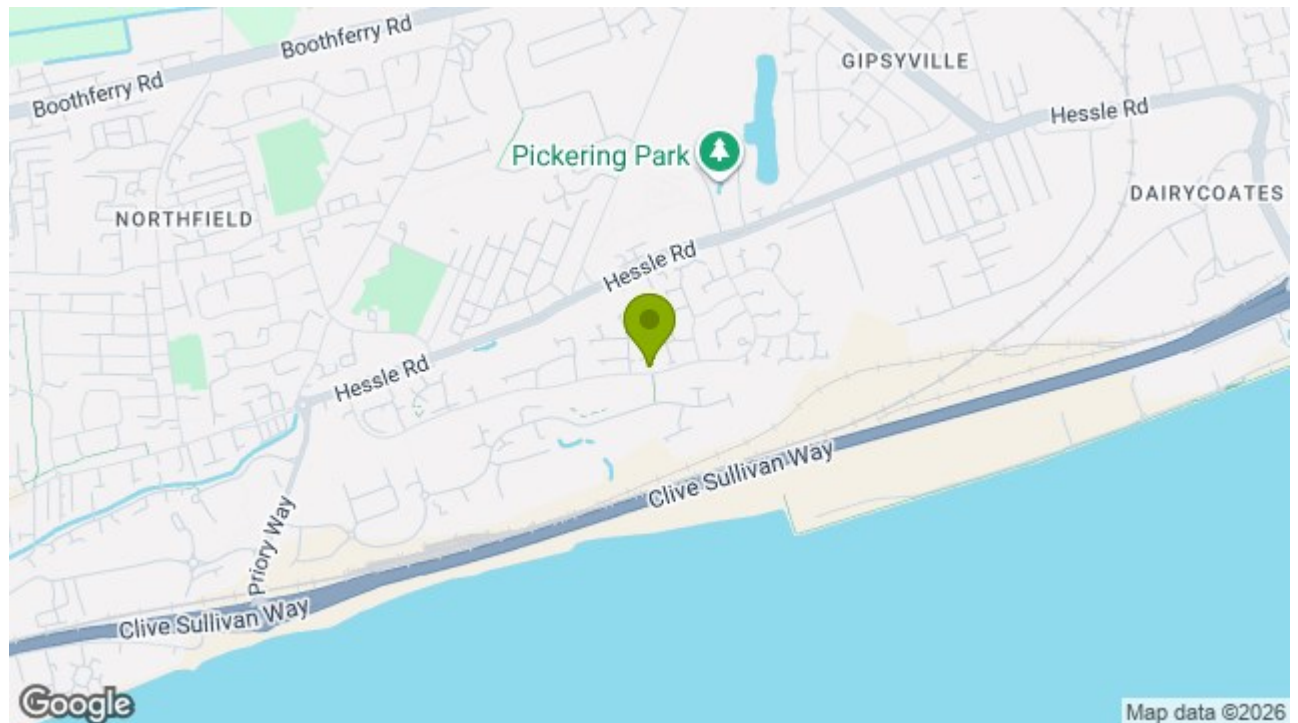
A rare opportunity has arisen to acquire 100% ownership of this semi-detached bungalow located on the ever-popular Summergroves development, ideally positioned close to a range of local amenities and excellent transport links.

The property has been extended, creating a home that is larger than average and offering well-proportioned accommodation throughout. The layout briefly comprises: entrance hall, comfortable lounge leading to an extended conservatory/orangery, fitted kitchen, two bedrooms, and a modern shower room.

Externally, the property enjoys a pleasant outlook over a superb green area, with parking to the front and a lawned rear garden providing a lovely outdoor space.

Offered to the market with no chain involved, this appealing bungalow must be viewed early to avoid disappointment.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	77
England & Wales	EU Directive 2002/91/EC	





Hessle High Road - Description

The property is situated conveniently 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 door and storage cupboard

LOUNGE AREA

CONSERVATORY/ORANGERY

with double glazed windows and double glazed door.

FITTED KITCHEN

with a range of base and wall units, drawers, laminated work surfaces, sink unit, gas hob, electric oven, extractor hood, laminate floor, splash back tiling, double glazed window to the rear elevation.

BEDROOM 1

with double glazed window to the front elevation and a range of built in wardrobes.

BEDROOM 2

with double glazed window to the front elevation.

SHOWER ROOM

with a three piece white suite, comprising shower cubicle, wash hand basin in vanity unit, w.c., fully tiled to walls, and double glazed window to the side elevation.

OUTSIDE

Outside to the front of the property is an open plane lawn garden with driveway and open aspect to the front. To the rear is a lovely enclosed lawn garden with greenhouse, shed, flower and shrub bed, patio area and fencing forming boundary with gate.

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 OR The property has the benefit of sealed unit double glazing.

SECURITY - The property has the benefit of an installed burglar

alarm system.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band B (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 or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd 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 the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSEAT 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)

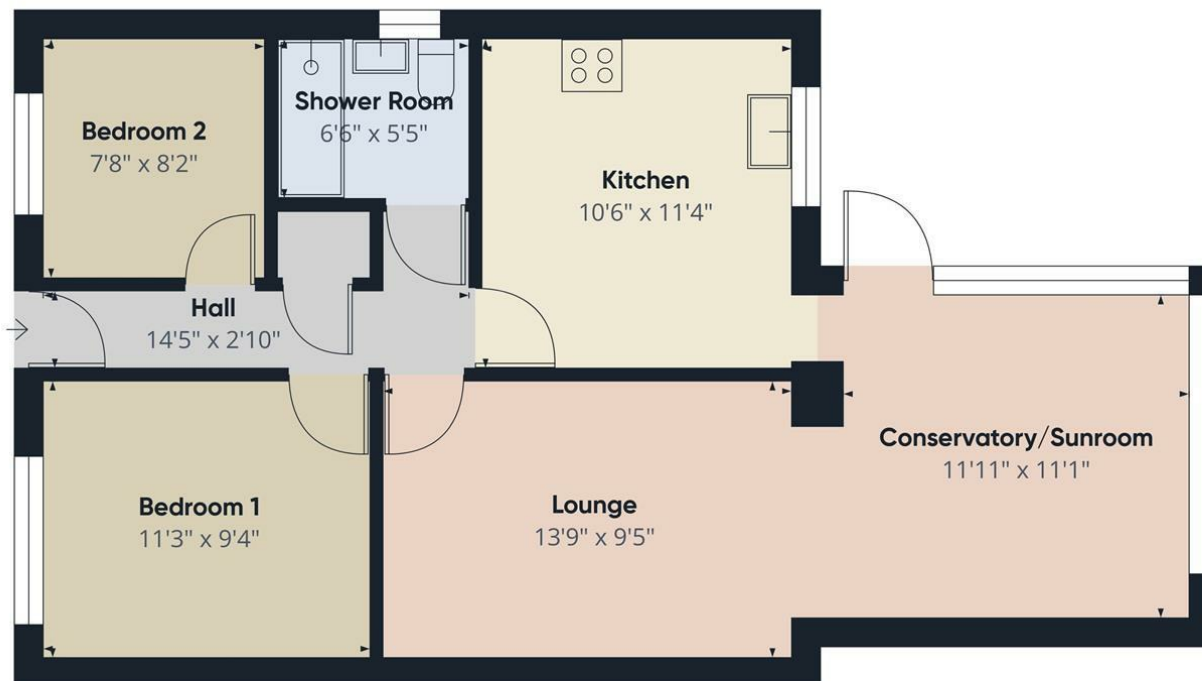
AML.

Please be advised that when you agree to purchase a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and relevant personal data will be shared with our verification platform, Movebutler T/A IAMPROPERTY, to fulfil these legal obligations. If you do not wish for your data to be processed in this way, please inform the sales consultant handling your offer in writing as soon as possible.

TENURE.

We understand that the property is Freehold.





Approximate total area^m
652 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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