



## 15 Fleming Walk

Summergroves Way, Hull, HU4 6SW

£180,000



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### The Accommodation Comprises

#### Hallway

UPVC double glazed entrance door, radiator and loft hatch.

#### W.C

UPVC double glazed window, low flush W.C and wash basin.

#### Lounge/Diner

19'0 x 10'7 (5.79m x 3.23m)

Two UPVC double glazed windows and a gas fire with marble inset and hearth wood a wooden surround.

#### Kitchen

11'4 x 7'8 (3.45m x 2.34m)

Two UPVC double glazed windows and fitted with a range of wall, base and drawer units, work surfaces and splash back tiling. A stainless steel sink unit with a mixer tap over and an integrated oven and hob with a cooker hood over.

#### Shower Room

UPVC double glazed window and tiled flooring. Fitted with a enclosed shower cubicle, wash basin and a low flush W.C.

#### Bedroom One

11'8 x 9'4 (3.56m x 2.84m)

UPVC double glazed window, radiator and fitted wardrobes.

#### Bedroom Two

9'1 x 8'7 (2.77m x 2.62m)

Fitted with a radiator and a patio door leading to the conservatory.

#### Conservatory

6'8 x 5'9 (2.03m x 1.75m)

UPVC double glazed windows and entrance door leading to the rear garden.

#### Externally

Externally to the front is a low maintenance garden, with driveway to accommodate multiple cars leading to the garage. The rear garden is enclosed to the boundary, again low maintenance in design, mainly laid to lawn with a paved patio area to enjoy the sun.

#### Tenure

The property is freehold.

#### Council Tax

Council Tax Band C- Hull City Council

#### Additional products and services

Whitakers 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.

#### Disclaimer

Services, fittings & equipment referred to in these sale 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.

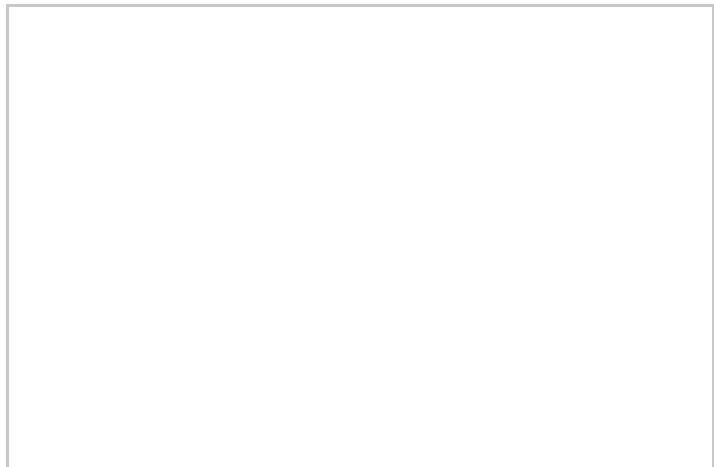
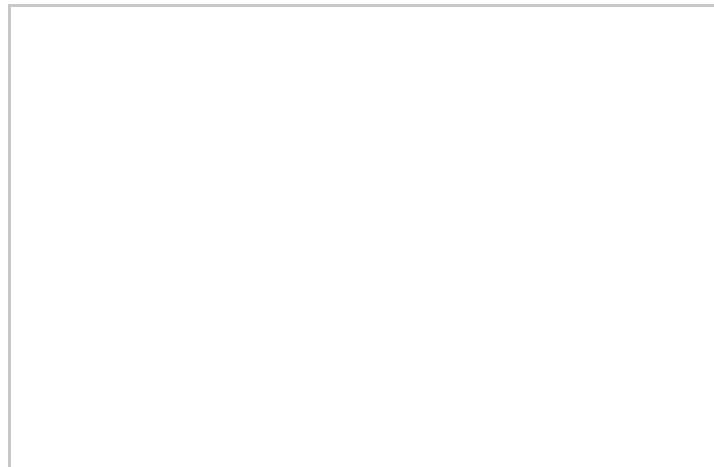
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## Sales valuations

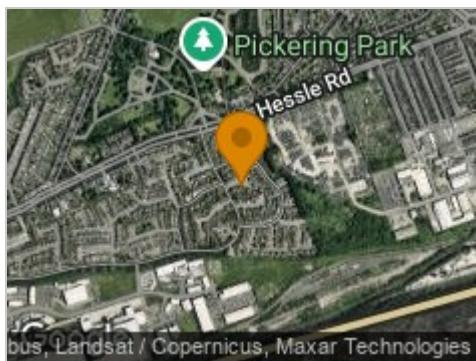
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.



## Road Map



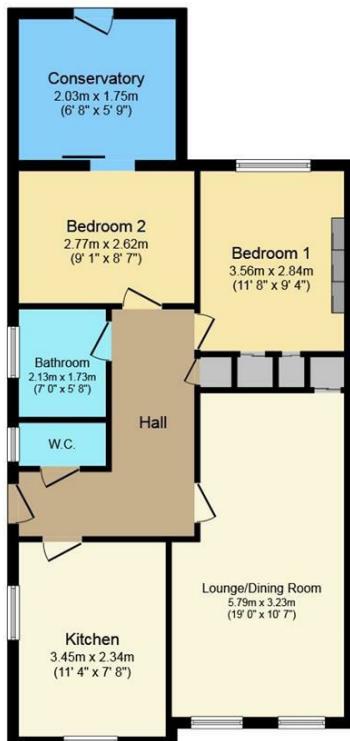
## Hybrid Map



## Terrain Map



## Floor Plan



**Floor Plan**

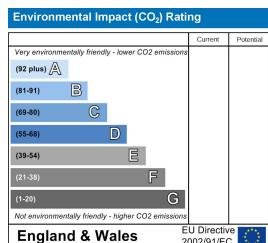
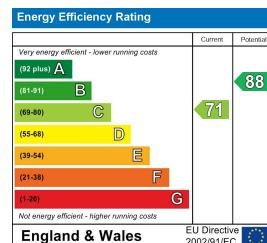
Total floor area 79.3 m<sup>2</sup> (854 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

## Viewing

Please contact our Whitakers Estate Agents - Anlaby Office Office on 01482 657657 if you wish to arrange a viewing appointment for this property or require further information.

## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.