

Whitakers

Estate Agents



18 Summerrgangs Road, Hull, HU8 8LP

Offers Over £170,000

Whitakers are delighted to bring this lovely 3 bedroom end-terraced home to the market!

Having been much improved and immaculately maintained by the current owners whilst retaining many character features, this spacious family home is available in true "move-in" condition!

Situated in this popular and convenient residential area, the property enjoys easy access to the wide range of retail and leisure facilities on Holderness Road as well as being close to highly regarded Primary and Secondary schools and within walking distance of the ever popular East Park with its range of leisure facilities!

Tastefully and stylishly presented throughout, the property briefly comprises; entrance hallway, lounge, dining room, fitted kitchen, rear lobby and downstairs cloakroom to the ground floor, 3 double bedrooms and a family bathroom to the first floor whilst a fixed staircase from the first floor landing leads to the versatile loft room!

Having the additional benefit of a private rear garden with summer house, gas central heating and uPVC double glazing throughout, internal viewing is strongly recommended to appreciate the standard and scale of the accommodation available!

The Accommodation Comprises

Entrance Hallway



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

Lounge 13'6 max x 12' (4.11m max x 3.66m)



With uPVC front bay window, carpeted flooring, feature fireplace with log burner and central heating radiator, Sliding doors into.....

Dining Room 11'10 x 12'1 (3.61m x 3.68m)



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

Kitchen 11'4 x 9'10 (3.45m x 3.00m)

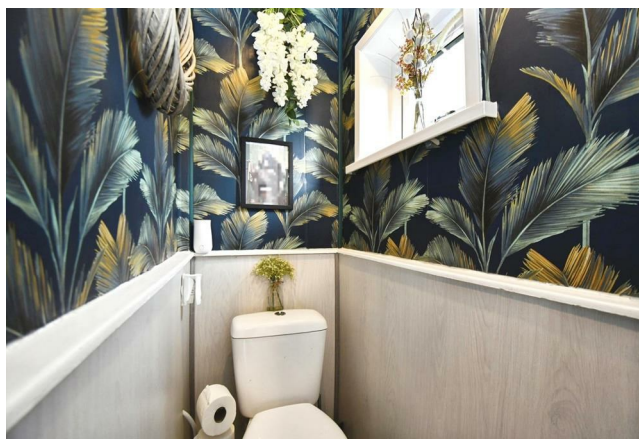


With a range of fitted wall and base units, contrasting work surfaces and splashbacks. 4 ring halogen hob with extractor over and electric fan oven below. 1 1/2 bowl composite sink/drainers with mixer taps, plumbing for under counter automatic washing machine and tumble dryer and space for under counter refrigerator. Vinyl flooring, uPVC window to side aspect, central heating radiator and sliding door into...

Rear Lobby

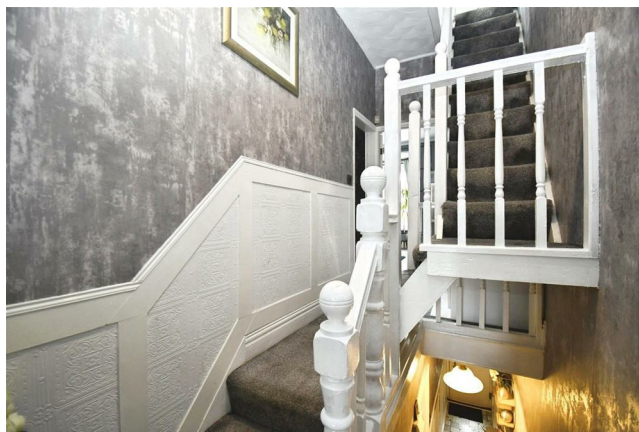
With vinyl flooring, storage cupboard, uPVC window to rear aspect, space for free standing fridge/freezer, door into downstairs cloakroom and uPVC door into rear garden.

Downstairs Cloakroom



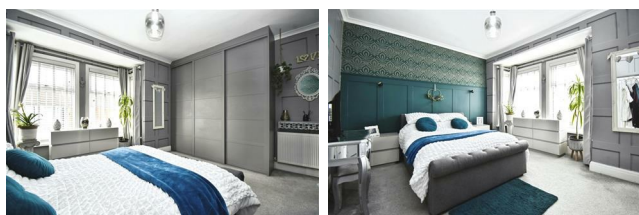
With low flush wc, vinyl flooring and uPVC window to rear aspect.

First Floor Landing



Stairs from entrance hallway to first floor split landing with carpeted flooring, fitted cupboards and fixed staircase to loft space.

Bedroom One 13'7 max x 14'6 (4.14m max x 4.42m)



With uPVC bay window to front aspect, carpeted flooring, fitted sliding wardrobes and central heating radiator.

Bedroom Two 11'9 x 10' (3.58m x 3.05m)



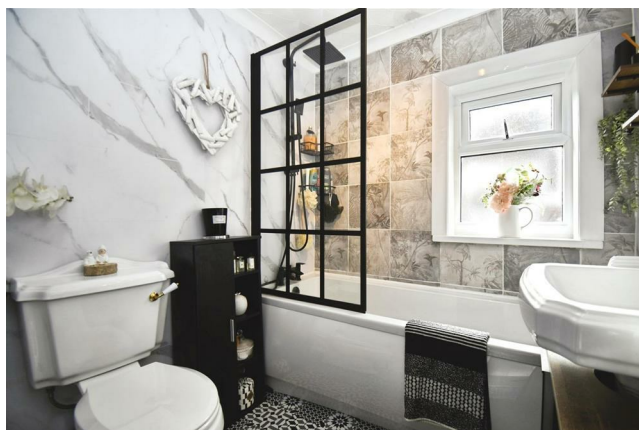
With uPVC window to rear aspect, carpeted flooring and central heating radiator.

Bedroom Three 8'10 x 9'11 (2.69m x 3.02m)



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

Bathroom



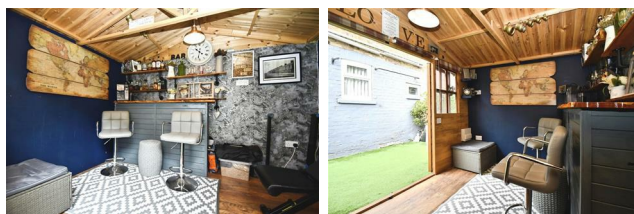
The lovely family bathroom features bath with dual head mixer shower over and fitted shower screen, low flush wc and hand wash basin with vanity unit. Heated towel rail, vinyl flooring, tiled and panelled walls and uPVC window to side aspect.

Loft Room 10'4 x 14'1 (3.15m x 4.29m)



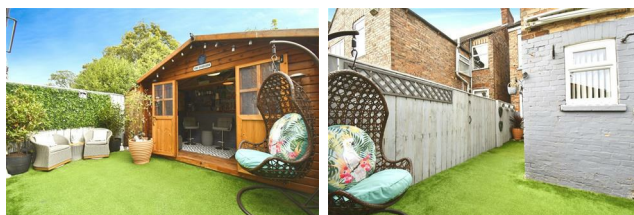
The spacious and versatile loft room is accessed via fixed staircase from the first floor landing and features full electric supply and lighting, laminate flooring, velux style window to rear aspect and under eaves storage cupboards.

Summer House



The timber summer house features laminate flooring, electric supply and lighting and French doors into rear garden.

Outside



To the front of the property is a small walled courtyard garden and gated side passageway giving access to the low maintenance rear garden laid mainly to artificial lawn with summer house, storage shed and perimeter fencing.

Tenure

The property is Freehold

Council Tax

Council Tax band A

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 - Low

Mobile Coverage/Signal - EE, Vodafone, Three, O2

Broadband - Basic 12 Mbps, Ultrafast 10000 Mbps

Coastal Erosion - No

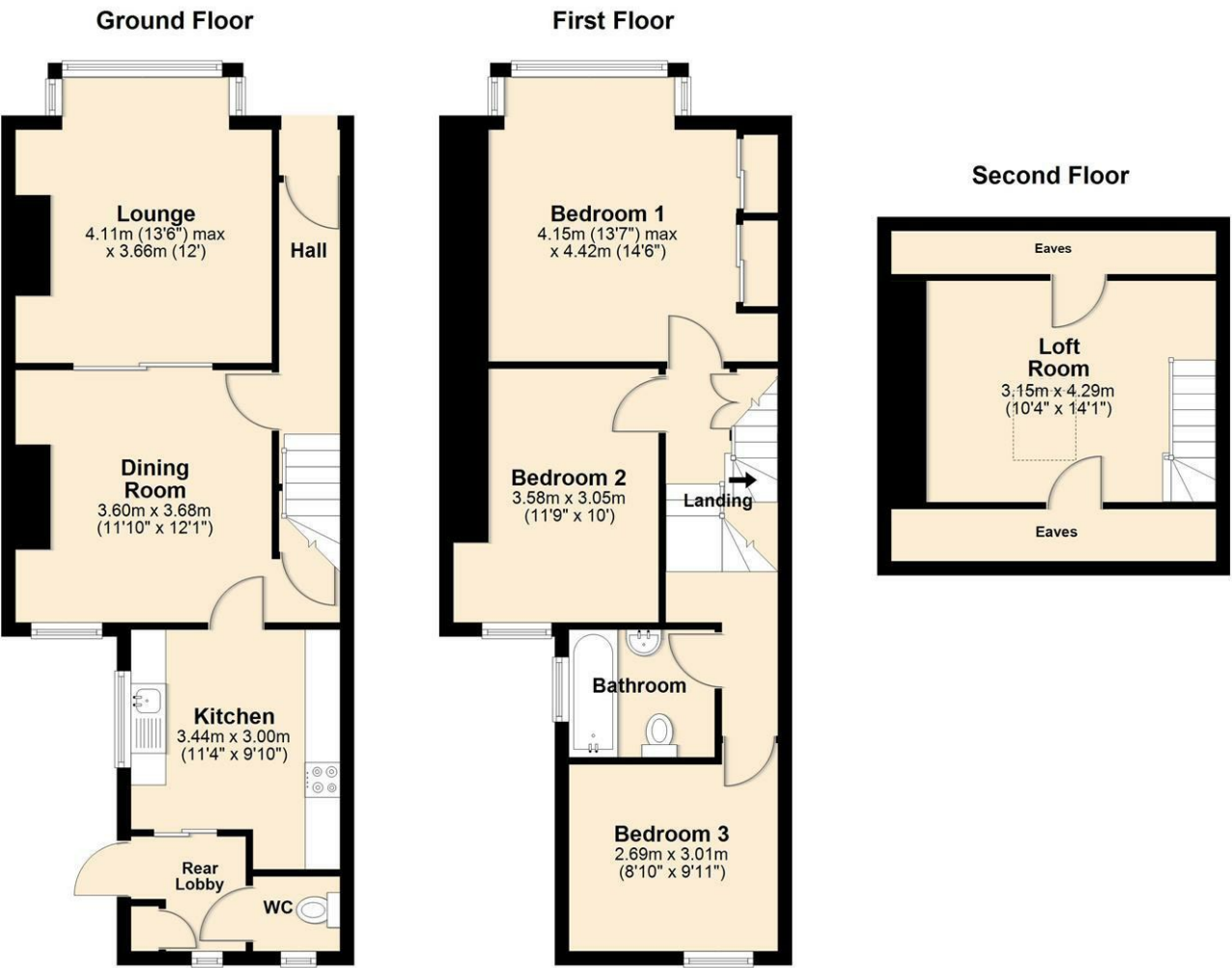
Coalfield or Mining Area - No

Planning - No

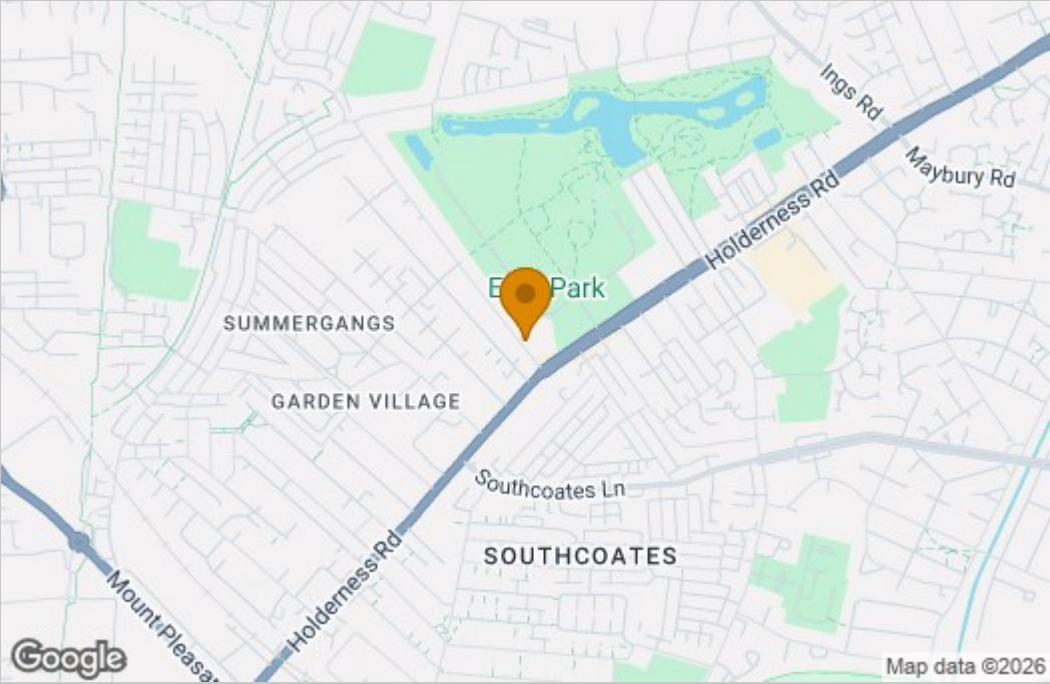
Whitakers Estate Agent Declaration:

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.

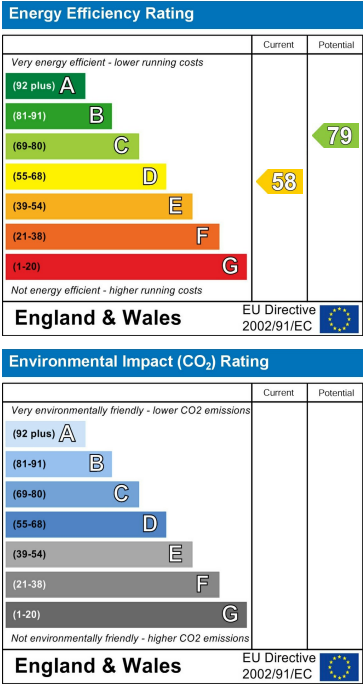
Floor Plan



Area Map



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.