

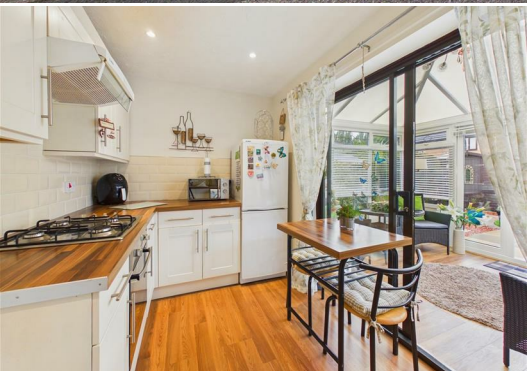
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Limb
MOVING HOME



4 Fuchsia Drive, Summergroves Way, Hull, East Yorkshire, HU4 6US

- 📍 Semi-Detached House
- 📍 Very Smartly Presented
- 📍 Lovely Garden
- 📍 Council Tax Band = B
- 📍 2 Bedrooms
- 📍 Rear Conservatory
- 📍 Off Street Parking
- 📍 Freehold / EPC =

£165,000

INTRODUCTION

A very smart semi-detached house in a popular residential area. This lovely two bedrooomed home is full of appeal both inside and out, with viewing certainly recommended. The accommodation is depicted on the attached floorplan and briefly comprises an entrance lobby, attractive living room, dining kitchen and rear conservatory. Upon the first floor are two bedrooms, one being comprehensively fitted and there is a stylish shower room. The accommodation boasts gas fired central heating to radiators and uPVC framed double glazing. Outside, the front garden is set out for ease of maintenance and a side drive provides off-street parking facilities. The attractive rear garden has many areas of interest.

LOCATION

Fuchsia Drive is situated just off Summergroves Way which is an extremely popular residential area. This west Hull location is conveniently placed for easy access into the city centre or nearby Hessle town and its associated facilities. The property also provides easy access to the A63 which links into the national motorway network.

ACCOMMODATION

Residential entrance door to:

ENTRANCE LOBBY

Window to front elevation. Internal door to:

LIVING ROOM

Stairs to first floor off with cupboard beneath. Window to front elevation.



KITCHEN

With an attractive range of fitted units, worksurfaces, integrated oven, four ring gas hob, extractor hood above, plumbing for automatic washing machine, space for fridge freezer, one and a half sink and drainer unit. Tiling to the surround of the units and wall mounted Ideal Logic gas fired central heating boiler. Sliding patio doors through to the conservatory.



CONSERVATORY

Overlooking the rear garden with double doors opening out.



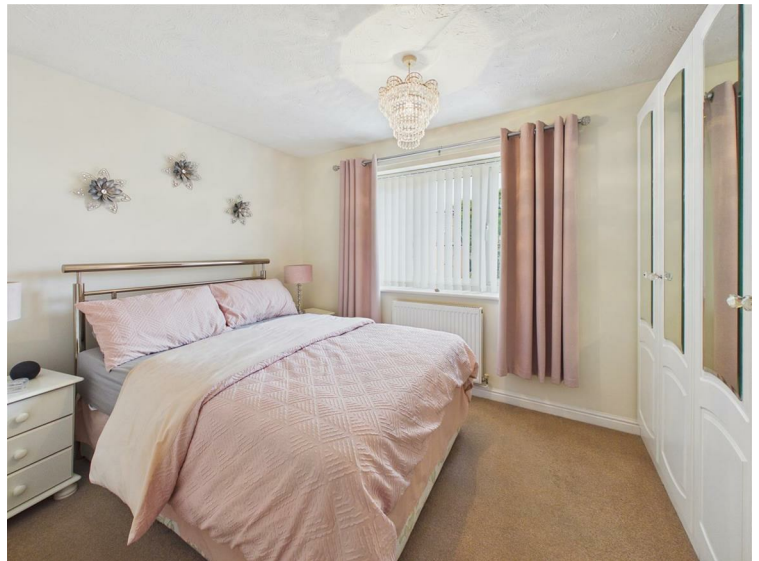
FIRST FLOOR

LANDING

With access to a part boarded loft space with light installed.

BEDROOM 1

A double bedroom with window to the rear elevation.



BEDROOM 2

Another double bedroom with stylish fitted wardrobes, cylinder cupboard to corner and window to front elevation.



SHOWER ROOM

With smart suite comprising low level W.C., wash hand basin and large shower cubicle. Attractive tiling to the walls.



OUTSIDE

Outside, the front garden is set out for ease of maintenance and a side drive provides off-street parking facilities. The attractive rear garden has a paved patio, lawn, mature borders and a shed.



REAR VIEW

HEATING

The property has the benefit of gas fired central heating to radiators.

GLAZING

The property has the benefit of uPVC framed double glazing.

SERVICES

All main services are connected to the property.

TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band B. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or any heating system nor any specific fittings for this property and cannot verify that they are in working order.

All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, not be relied upon as being to scale.

Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:

(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, 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 however any intending purchaser 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 Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.

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.

These sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

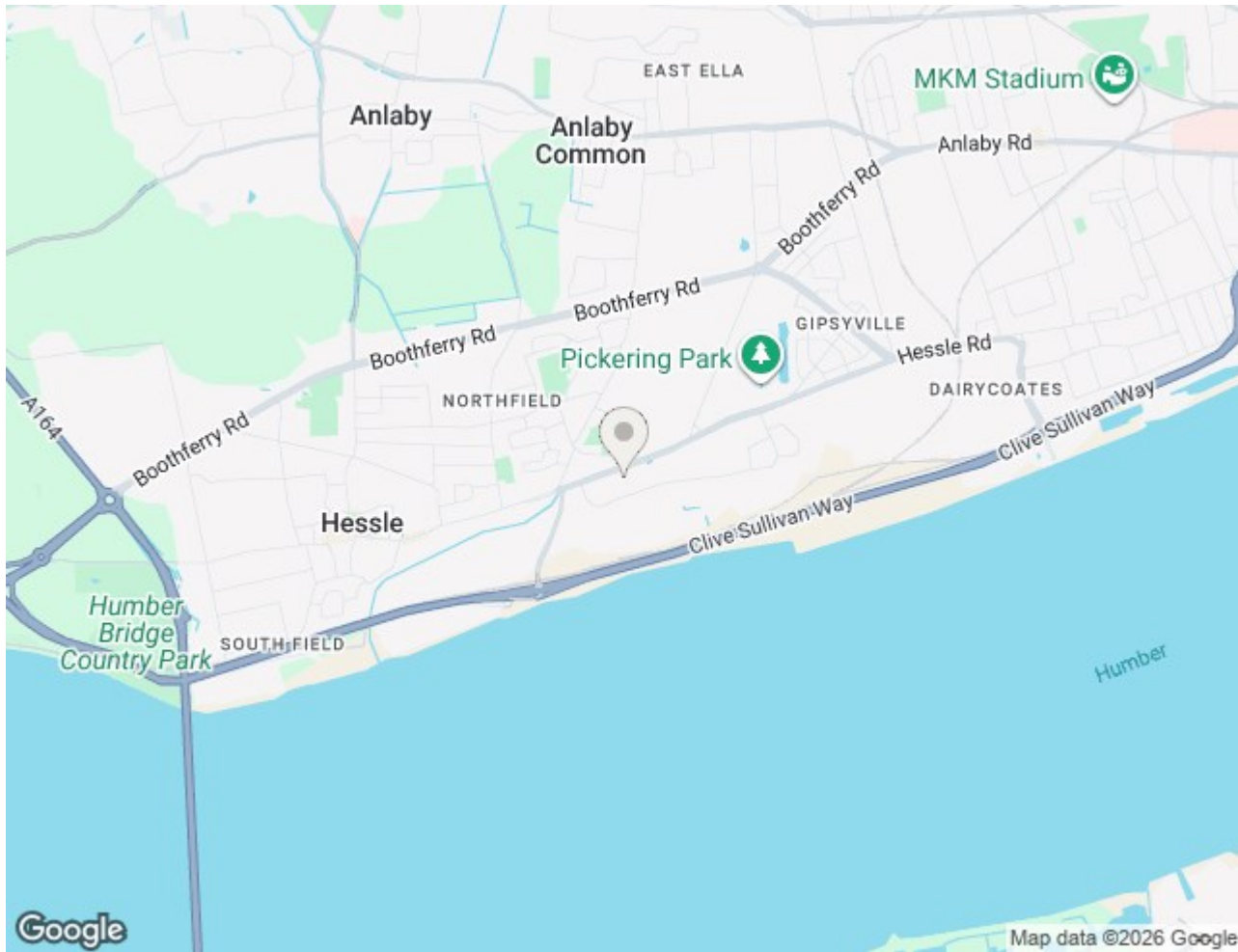
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

PROGRESSING AN OFFER

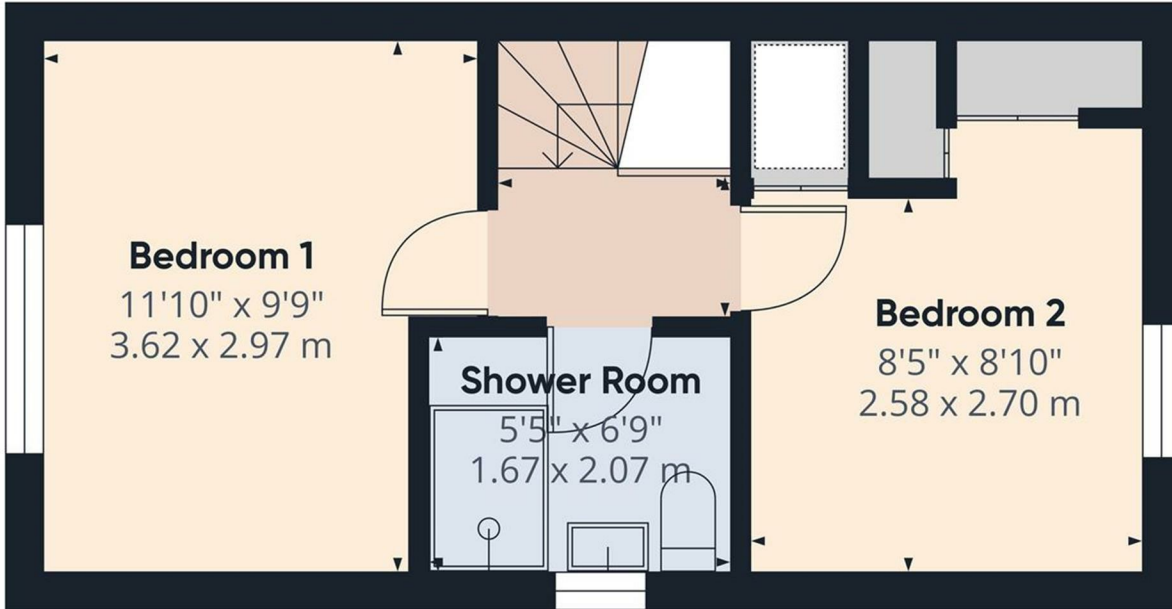
In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

PROPERTY TO SELL?

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.







Floor 1



Approximate total area^m
264 ft²
24.5 m²

(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.

GIRAFFE360

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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	