



47 Sable Close, Summergroves Way, Hull, East Yorkshire, HU4 6UN

📍 Over 55's Development

📍 Semi Detached Bungalow

📍 Well Presented Accom.

📍 Council Tax Band = B

📍 75% Ownership

📍 Good Sized Garden

📍 Parking to Front

📍 Leasehold / EPC =

£130,000

INTRODUCTION

75% OWNERSHIP.

Sable close is an attractive cul-de-sac setting within the area known as "Summergroves" off Hessle High Road. Part of a select development of shared ownership properties specifically designed for the over 55's, 75% ownership is offered for sale with this property being a very well presented semi-detached bungalow which stands in attractive gardens and has parking to the front. The accommodation briefly comprises a central entrance hall, 2 bedrooms, lounge, good sized rear conservatory, kitchen and shower room. There is gas fired central heating and uPVC double glazing installed. The property occupies a larger than average plot which enjoys a westerly aspect to the rear providing plenty of outdoor space to enjoy or for the gardening enthusiast. To the front there is a small lawn and parking provision for two vehicles.

The property forms part of a shared ownership scheme within a quiet over 55s development.

LOCATION

The property forms part of a residential development situated of the popular Summergroves Way, Hessle High Road. Convenient access can be gained to Hull city centre or in to Hessle to take advantage of the good range of local shops and amenities that are on offer. A Sainsbury's superstore lies nearby. There is a main bus route on Summergroves Way. Convenient access can be gained to the A63 leading into the national motorway network to the west.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

A central hallway with an access hatch to the roof void which is boarded. There is also a very useful storage cupboard with radiator within and shelving.

LOUNGE

Decorative fire surround housing electric fire, patio doors opening to the conservatory.



CONSERVATORY

Of uPVC construction off a low brick wall overlooking the garden. Door leading out to the patio. Tiled floor and radiator for year round use.



KITCHEN

Having a selection of fitted units with contemporary work surfaces, sink and drainer with mixer tap, cooker slot with extractor hood above, tiled surround, plumbing for washing machine, space for fridge freezer, wall mounted Worcester gas fired central heating boiler, window overlooking the rear garden, cupboard to corner. A door provides access to the conservatory.



BEDROOM 1

Double bedroom with window to front elevation, plenty of space for wardrobes.



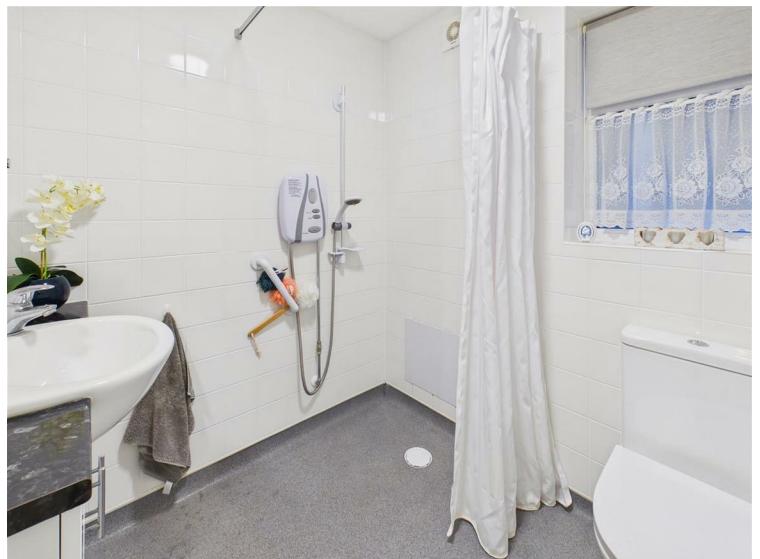
BEDROOM 2

Window to front elevation.



SHOWER ROOM

With low level WC, wash hand basin in cabinet, shower area with electric shower, rail and curtain. Tiling to the walls.



OUTSIDE

There is parking to the front of property together with a lawn. To the rear lies a very attractive garden being of a good size with paving, gravel and lawn beyond. There is also a useful garden shed.



HEATING

The property has the benefit of gas central heating.

GLAZING

The property has the benefit of uPVC double glazing.

TENURE

The tenure of this property is Leasehold.

We understand that the lease was granted for an initial 125 year period (less 3 days) on the 1st January 1995.

Please see legal advise to clarify the above.

We understand that the current service charge is approximately £81.41 per month.

SHARED OWNERSHIP

The property is offered for sale with 75% ownership with Sanctuary Housing.

RESTRICTIVE COVENANT

The property is specifically for those aged 55 years or over.

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

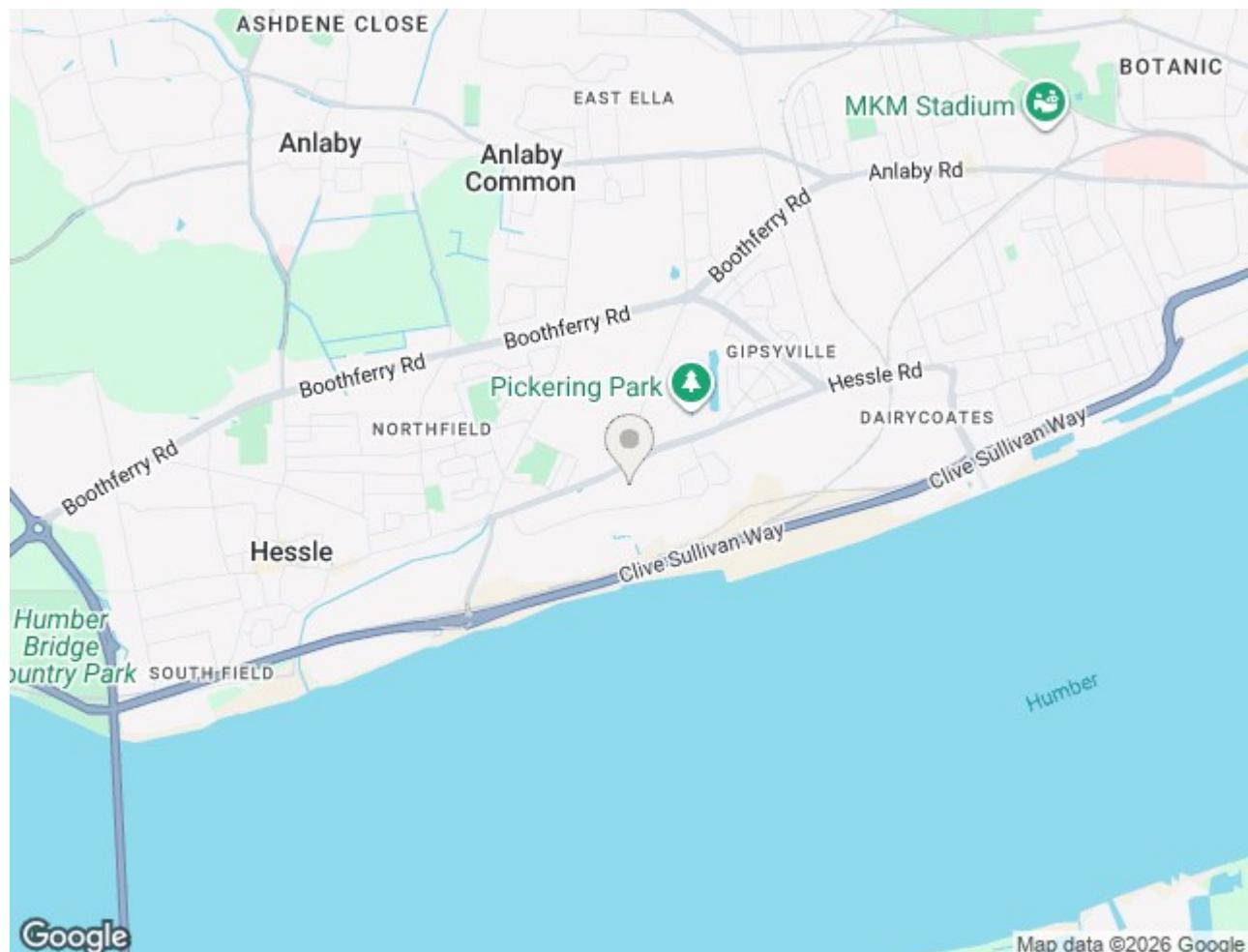
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, NOT TO SCALE. Limb Estate Agents 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 Limb Estate Agents 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. These 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 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.

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.





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	