



SYMONDS + GREENHAM

Estate and Letting Agents



72 Summergangs Road, Hull, East Yorkshire HU8 8LP Offers over £100,000

ATTENTION INVESTORS - GENEROUS THREE BED FAMILY HOME REQUIRING FULL REFURBISHMENT - NO CHAIN INVOLVED

This mid-terraced home is situated on the popular 'Summergangs Road' and has views over looking East Park. The property is close to well regarded schools and local amenities including Woodford leisure centre within walking distance and Mount Pleasant Retail Park, home to a supermarket, a gym and retail outlets, only a five minute drive away. The property requires a full internal refurbishment and as such would ideally suit an investor or a developer however it could also be suitable for a family who are looking for a home they can put their own stamp on. The property is available with no onwards chain and briefly comprises porch, entrance hall, lounge, dining room, kitchen, utility room, downstairs WC, three double bedrooms and a family bathroom.

DON'T MISS OUT ON THIS GREAT INVESTMENT OPPORTUNITY...BOOK YOUR VIEWING ASAP!

GROUND FLOOR

PORCH

With door to...

ENTRANCE HALL

With stairs to 1st floor and door to...

LOUNGE

13'11 max x 11'8 max (4.24m max x 3.56m max)

With electric fire and sliding doors to...



DINING ROOM

11'11 max x 11'7 max (3.63m max x 3.53m max)

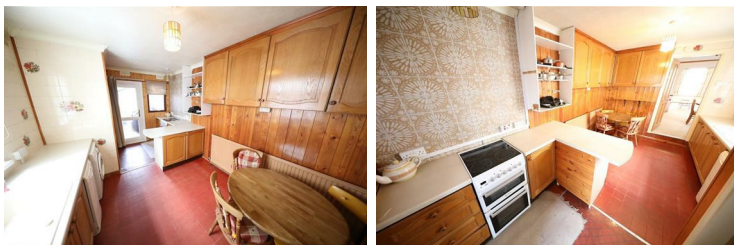
With the understands cupboard and door to...



KITCHEN

15'6 max x 9'9 max (4.72m max x 2.97m max)

With a range of eyelevel and base level units with complementing worksurfaces, sink and draining unit, space for freestanding cooker, plumbing for washing machine, plumbing for dishwasher, door to downstairs WC and door to...



UTILITY ROOM

With space for fridge-freezer and door to rear garden

DOWNSTAIRS WC

With low-level WC and handbasin

FIRST FLOOR

BEDROOM 1

15' max x 13'10 max (4.57m max x 4.22m max)

With fitted wardrobes and storage cupboard



BEDROOM 2

11'11 max x 8'4 max (3.63m max x 2.54m max)

With storage cupboard



BEDROOM 3

9'9 max x 9'4 max (2.97m max x 2.84m max)



BATHROOM

With low-level WC, pedestal handbasin, panelled bath with overhead shower, floor to ceiling tiles.



OUTSIDE

The rear garden is mainly laid to lawn with a timber shed.



CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

DOUBLE GLAZING

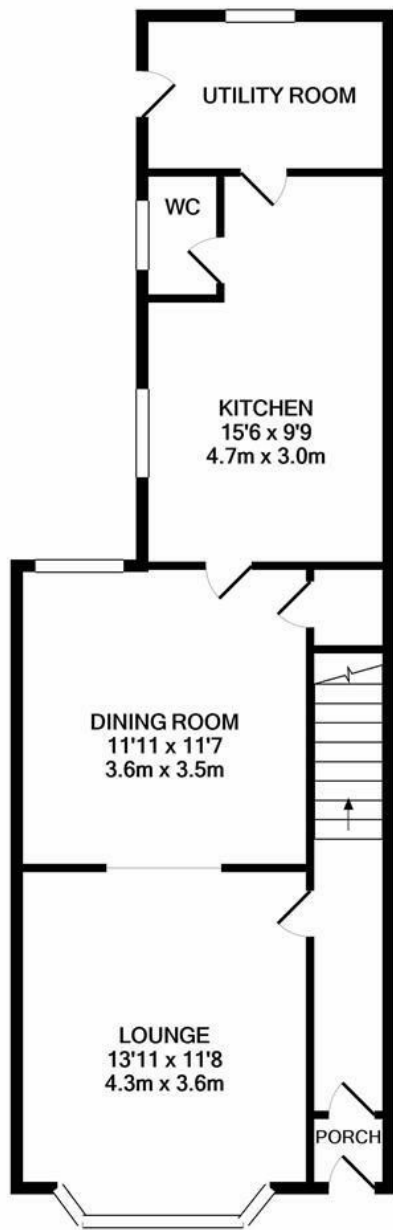
The property has the benefit of double glazing.

DISCLAIMER

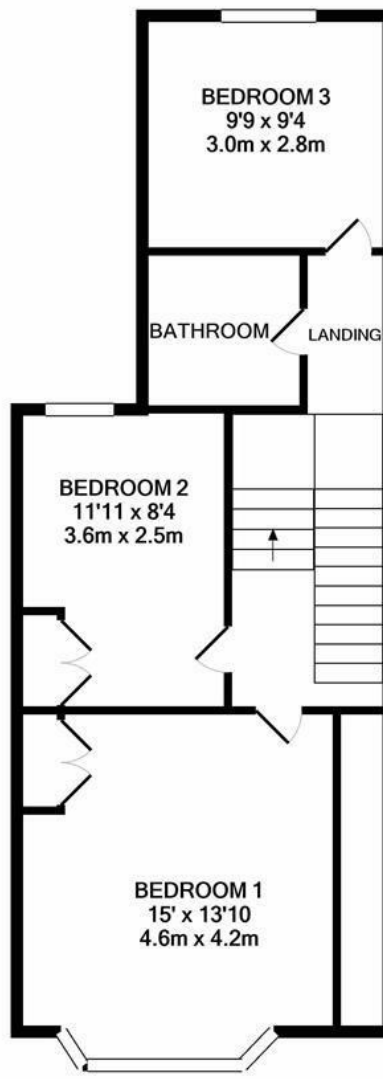
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(82 plus) A	
(81-81) 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 (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(02 plus) A	
(81-81) 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