



Summergangs Road, Hull, HU8 8LL

Welcome to

Summergangs Road, Hull

William H Brown are excited to present this beautifully maintained three-bedroom home on Summergangs Road, Hull, featuring a spacious lounge with French doors opening into the dining room and an impressive extended gloss-finish kitchen.





Total floor area 122.1 m² (1,315 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Entrance Hall

12' max x 3' max (3.66m max x 0.91m max)

Lounge

13' max x 11' max (3.96m max x 3.35m max)

Dining Room

13' max x 11' max (3.96m max x 3.35m max)

Kitchen

21' max x 10' max (6.40m max x 3.05m max)

Landing

Bedroom 1

13' max x 10' max (3.96m max x 3.05m max)

Bedroom 2

14' max x 11' max (4.27m max x 3.35m max)

Bedroom 3

11' max x 11' max (3.35m max x 3.35m max)

Bathroom

7' max x 6' max (2.13m max x 1.83m max)

Agent's Note:

There is an easement on the title, please enquire with the branch.

Welcome to

Summergangs Road, Hull

- GUIDE PRICE £170,000 - £180,000
- COUNCIL TAX BAND: B
- MODERN THROUGHOUT
- 3 LARGE DOUBLE BEDROOMS
- OVERLOOKING EAST PARK

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£170,000 - £180,000

Directions to this property:

Please see below map, or for further information, please contact the residential sales team on 01482 327913.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDR123674



Property Ref:
HDR123674 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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