

Whitakers

Estate Agents



20 Springbok Close

Summergroves, Hull, HU4 6UJ

Offers Over £150,000



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Description

Located in a sought after and quiet cul-de-sac location, this two bedroom detached bungalow is the ideal opportunity for the viewer wishing to make the transition from a multi story property to a home on a ground floor level yet maintain a generously sized living space and benefit from close proximity to local amenities and transport links.

The property briefly comprises entrance hall, lounge, kitchen and conservatory with two good sized bedrooms and family bathroom suite. Externally to the front of the property there is a low maintenance garden which accommodates off-street parking and there is a further low maintenance garden to the rear, which is southerly facing and paved.

Early viewing is recommended to avoid disappointment.

The Accommodation Comprises

Ground Floor

Entrance Hall

Upvc double glazed entrance door, gas central heating radiator, access to the loft space and a large storage cupboard.

Lounge

13'10" x 9'6" (4.23 x 2.90)

Double glazed patio doors leading to the Conservatory, gas central heating radiator, feature fireplace with a living flame fire.

Conservatory

9'4" x 7'1" (2.87 x 2.16)

Upvc double glazed windows and a rear entrance door, gas central heating radiator and tiled flooring.

Dining Kitchen

11'4" x 10'6" (3.46 x 3.22)

Upvc double glazed window and rear entrance door, gas central heating radiator, fitted with a range of base, wall and drawer units with fitted worktops and tiled splash backs, inset one and a half bowled single drainer sink unit with a mixer tap, plumbing for an automatic washing machine, integrated fridge freezer and an enclosed gas central heating boiler.

First Floor

Bedroom One

11'2" x 9'6" (3.42 x 2.92)

Upvc double glazed bow window, gas central heating radiator and fitted wardrobes.

Bedroom Two

8'3" x 7'10" (2.52 x 2.40)

Upvc double glazed bow window and a gas central heating radiator.

Bathroom

Upvc double glazed window, towel rail gas central heating radiator, fully tiled and fitted with a three piece suite comprising shower cubicle, vanity wash basin and a low flush WC, tiled flooring.

Gardens

To the front of the property there are two parking spaces. A shared pathway provides additional access to the south facing rear gardens which are

paved for easy maintenance with fencing to the perimeter, external water supply and lighting.

Council Tax

The local authority for this property is Hull City Council and we understand the council tax band to be band B. The annual council tax charge for 2022/2023 is £1466.27.

Tenure

The tenure of the property is freehold.

Agents notes

The property has Upvc facias and soffits and has many features to reduce maintenance.

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

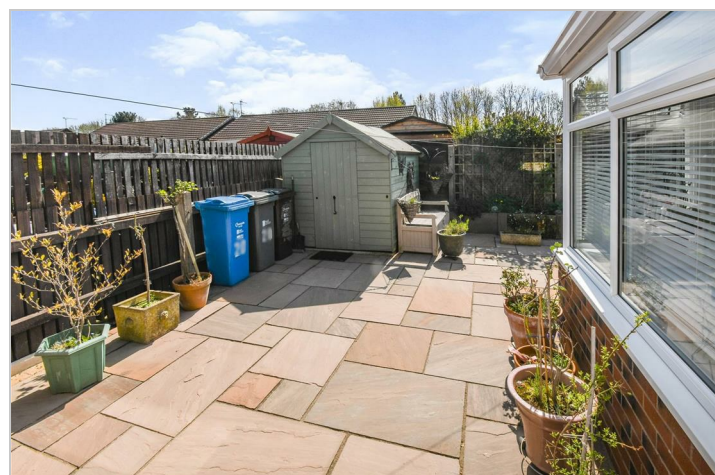
Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Free Market Appraisals / Valuations

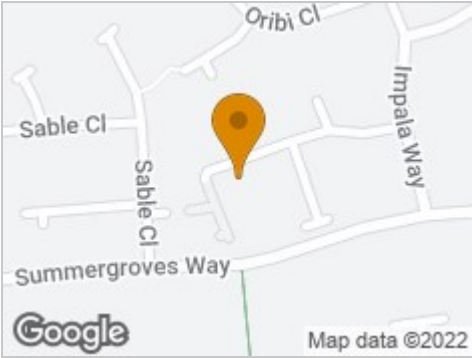
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

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.



Road Map



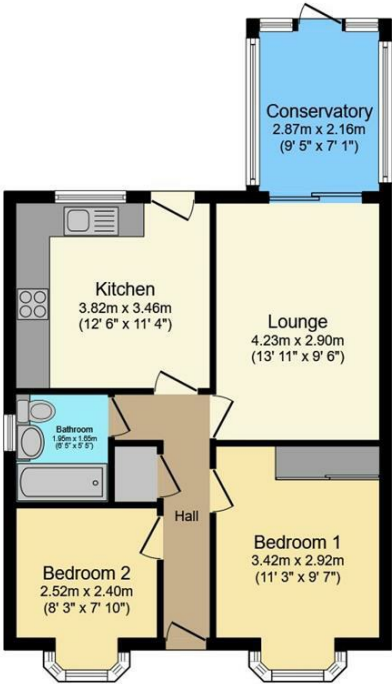
Hybrid Map



Terrain Map



Floor Plan



Floor Plan

Floor area 58.2 sq.m. (626 sq.ft.) approx

Total floor area 58.2 sq.m. (626 sq.ft.) approx

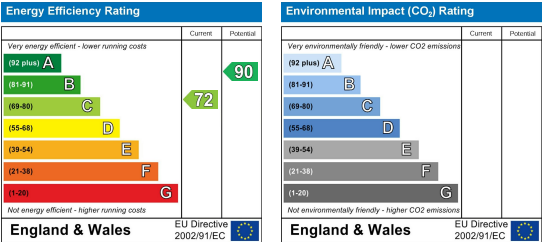
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Viewing

Please contact our Whitakers Estate Agents - West Hull Office Office on 01482 330490 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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