



## 40 Summergangs Road, Hull, East Yorkshire, HU8 8LP

- Three Bedroom End Terrace House
- Well Placed For Schools, Park and Amenities
- Lounge with Dining Area
- Three First Floor Bedrooms and Bathroom
- Gas Fired Central Heating System
- Offered For Sale with No Forward Chain
- Entrance Hall with Stairs off
- Kitchen with access to Garden
- Front Forecourt and Rear Garden Area
- Majority Double Glazing

**Offers In The Region Of £150,000**



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# 40 Summergangs Road, Hull, East Yorkshire, HU8 8LP

Three bedroom end terrace house, offered for sale with No Forward Chain. Having been a lovely home this property is now ready for a new owner. It is anticipated that the next buyer will improve and upgrade to their own specification. Occupying a convenient location with a host of local amenities nearby the accommodation comprises:- Entrance hall, lounge, dining area, kitchen, first floor landing, three bedrooms and a bathroom. Front forecourt and rear garden area. Gas fired central heating system and majority double glazing. Viewing via Leonards.

## Location

Located along Summergangs Road, the property is well placed for a host of local amenities nearby including East Park, the Woodford leisure centre and schooling.

## Entrance Hall

Main single glazed front entrance door provides access into the welcoming hallway. Stairs lead off to the first floor accommodation. Radiator. Access into the ground floor rooms off.

## Dining Area

12'2" to back of chimney breast x 11'9" (3.724m to back of chimney breast x 3.593m) Window to the rear elevation. Fire surround with inset fire. Radiator. Under stairs recess. Access into:

## Lounge

12'0" to back of chimney breast x 13'3" into bay (3.671m to back of chimney breast x 4.044m into bay) Window to the front elevation. Radiator.

## Kitchen

9'10" x 15'6" (3.006m x 4.735m) Fitted with a range of base and wall units. Work surfaces with sink unit. Space for appliances. Windows to the side and rear elevations with rear entrance doors.

## First Floor Landing

Access to all rooms off.

## Bedroom One

15'5" to back of cb x 13'6" max into bay (4.717m to back of cb x 4.138m max into bay) Window to the front elevation. Radiator.

## Bedroom Two

9'0" to chimney breast x 11'9" (2.747m to chimney breast x 3.588m) Window to the rear elevation. Boiler cupboard with gas fired central heating boiler. Radiator.

## Bedroom Three

9'10" + door recess x 7'7" (3.022m + door recess x 2.321m) Window to the rear elevation. Radiator.

## Bathroom

6'6" x 7'5" (1.984m x 2.266m) Suite of bath, wash hand basin and WC. Window to the side elevation. Part tiled walls. Radiator.

## Outside

The property has a small front forecourt and rear garden area which is mainly paved. Backing onto the park area at the rear, the property enjoys a pleasant position along Summergangs Road.

## Energy Performance Certificate

The current energy rating on the property is D (64).



## Anti Money Laundering Compliance

Estate Agents are required by law to conduct anti money laundering checks on all clients who either sell or buy a property. We outsource to a partner supplier Creditsafe who in conjunction with Credas will conduct a check of all parties. The cost of these checks are £25 + VAT (£30 including VAT) per legal seller and buyer. This is a non refundable fee. These charges cover the cost of obtaining the relevant data, any manual checks and monitoring which might be required. This fee will need to be paid, and checks completed in advance of us marketing a property for sale or being able to issue a memorandum of sale on a property you would like to buy.

## Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

## Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band A for Council Tax purposes. Local Authority Reference Number 00190204004001. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

## Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procurement fee they receive.

## Services

The mains services of water, gas and electric are connected. None of the services or appliances including boilers, fires and any room heaters have been tested.

For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

## Tenure

The tenure of this property is Freehold.

## Agents Note

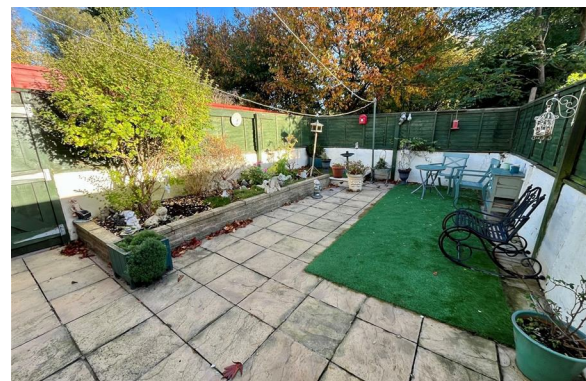
This property is being sold subject to probate.

## Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

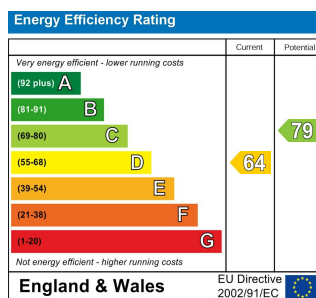
## Free Sales Market Appraisal/Valuation

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected\*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire. \*Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.





40 Summergangs Road, Hull



Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective purchaser. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.

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