

2 Bedroom Bungalow

Springbok Close, Summergroves Way, HULL, HU4 6UJ

£114,375



• A RARE FIND!! • 2 BEDROOM BUNGALOW • PRESENTED TO A HIGH STANDARD • IN A RESIDENTIAL CUL-DE-SAC • 75% SHARED OWNERSHIP • OVER 55'S • VACANT POSSESSION ON COMPLETION • NO CHAIN INVOLVED





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HU4 6UJ

A RARE FIND!

Home Estates are delighted to offer to the market a very special semi detached true bungalow which has been the subject of tasteful enhancement both internally and externally.

This superb property is a 75% Shared Ownership Property specifically for the over 55's and enjoys a generous non overlooked position within a highly sought after residential cul-de-sac.

The accommodation is presented to the highest standard throughout and comprises of an entrance hall, lounge and a modern fitted breakfast kitchen.

There are two aesthetically pleasing bedrooms, one with fitted wardrobes. The bathroom has been redesigned with easy access thus creating a wet room with a modern 3 piece suite.

A superb addition to the property is an impressive and spacious conservatory with underfloor heating.

Outside the highly impressive rear garden serves to enhance the overall presentation throughout with an attractive spacious patio/seating area.

The garden enjoys a non overlooked position from the rear and is mainly laid to lawn with an impressive display of trees, plants, flowers and shrubs.

Additionally, there is a private drive, a gas central heating system and double glazing throughout.

Location

This desirable property is ideally located for all amenities much needed for day to day living. There are busy shopping centres within Hesse Square and Hesse Square is just minutes away. Regular public transport connections provide easy access to the Square and the surrounding villages. The A63 motorway network links are quite literally around the corner providing access to Hull city centre and the outbound destinations also linking with the M62 corridor. Other amenities include a fitness centre, a health centre, post office, library and a great choice of high street supermarkets. Hesse also has it's own rail station connecting with destinations further afield, York, Leeds etc.

All in all a great place to live!

Property Description

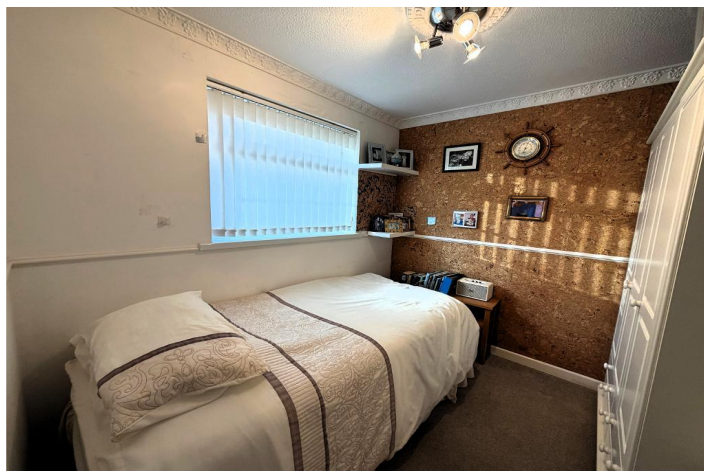
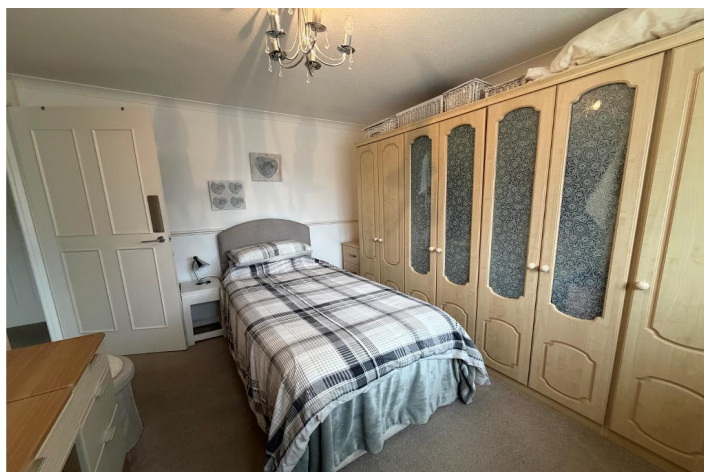
Ground Floor

Entrance - Double glazed front entrance door leads through to the entrance hall.

Entrance Hall - Loft hatch through to the roof void. Built in storage cupboard with shelf and hanging rail. Mid level dado rail. Coving. Ceiling rose. Radiator.

Lounge - 14' 1" x 9' 6" (4.3m x 2.92m) Extremes to extremes. Double glazed patio doors providing views and access to the conservatory/sun-garden room. Coving. Radiator.

Breakfast Kitchen - 11' 5" x 10' 6" (3.49m x 3.21m) Extremes to extremes. Double glazed multi paned window with aspect over the rear garden area. Range of matching high gloss base, drawer and wall mounted units. Coordinating high gloss roll edged laminate work surface housing a stainless steel hob, built in oven beneath and a stainless steel funnel hood extractor fan over with a high gloss splash back surround. Space for upright fridge freezer. Plumbing for automatic washing machine. A further high gloss work surface houses a 1&1/2 bowl



single drainer sink unit with a swan neck mixer tap over also with a matching splash back surround.
Space for breakfast table.
Double glazed rear entrance door.
Coordinating flooring.

Bedroom One - 11' 4" x 9' 6" (3.47m x 2.91m) Extremes to extremes.
Double glazed bow window with aspect over the front garden area.
Fitted wardrobes with shelves and hanging space.
Matching low level storage units with drawers.
Coving.
Ceiling rose.
Radiator.

Bedroom Two - 8' 3" x 7' 8" (2.54m x 2.37m) Extremes to extremes.
Double glazed window with aspect over the front garden area.
Mid level dado rail.
Coving.
Ceiling rose.
Radiator.

Shower/Wet Room - Walk-in shower enclosure with a chrome effect flexi shower head and rainwater shower head all with a contrasting tiled surround, vanity wash hand basin with high gloss storage space beneath and low flush W.C.
Contrasting tiled surround.
Chrome fittings to the sanitary ware.
Chrome effect upright towel rail/radiator.
Double glazed opaque window.

Conservatory - 19' 3" x 8' 3" (5.89m x 2.52m) Extremes to extremes.
Partially brick built.
Double glazed windows and French doors providing views and access to the rear patio and garden beyond.
High level privacy screen window.
Wall light points.
Underfloor heating.
Coordinating ceramic tiled flooring.

Exterior

Rear Garden - Outside to the rear the garden is also laid to with resin to create a low maintenance patio/seating area.
The garden is also mainly laid to lawn with shaped borders and beds housing numerous established trees, flowers, plants and shrubs.



There is a greenhouse inset and two gardeners sheds.

A path extends along the side elevation leading to a high level wrought iron gate providing access to the bin store and front garden areas.

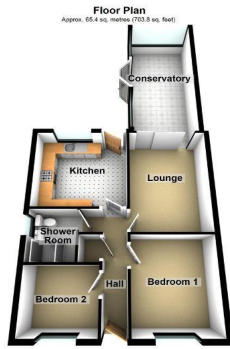
Front Garden - The front garden areas have been laid also for ease of maintenance with fine stone pebbling. Off road parking space or hard standing area and a further guest space beyond.

Council tax band: B

Annual Service Charge: £910.00

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2017: 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 will be no delay in agreeing the sale. 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 to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. 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. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.



Total area: approx. 65.4 sq. metres (703.8 sq. feet)