

Whitakers

Estate Agents



45 St. Martins Road, Thorngumbald, HU12 9PJ

Offers Over £164,950

Stunning, this gorgeous three bed home is in 'move in condition' throughout!

This fully refurbished home has had the 'works'!, fixture and fittings negotiable

Full re-wire, decor, floorings, new windows and composite door re-plastered throughout, new kitchen and bathroom, landscaped

Garden to the rear, there really is nothing left to do, but move in!

Finished to a high specification, the house has modern contemporary fittings, neutral decor and landscaped rear garden with off road parking!

Chain free, situated in this pleasant, quiet residential location in the ever-sought-after village of Thorngumbald with amenities nearby, schools and local transport link roads to outer East Hull villages.

We strongly encourage early viewings to avoid disappointment!

BE QUICK!

The accommodation comprises of

Entrance

Via a uPVC double glazed door

Hall

With storage cupboard, radiator and the stairs to the 1st floor

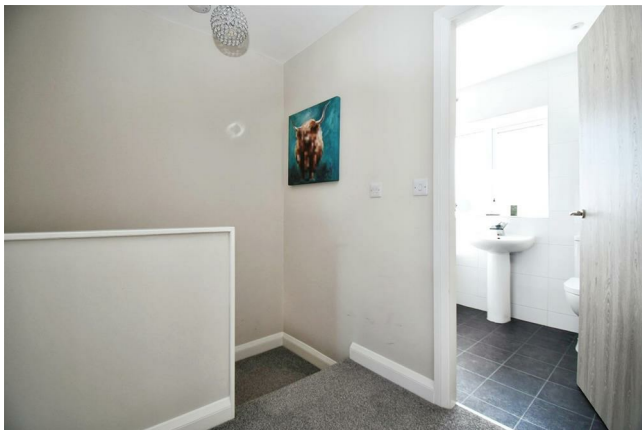
Open Plan Lounge/Dining Room/Kitchen 21'5" x 12'1" (6.540 x 3.70)



Fabulous decor, the spacious lounge has a uPVC double glazed window to the front aspect, radiator, and in the dining area there is a radiator and uPVC double glazed window to the rear aspect.

The modern kitchen has a range of base and wall units with contrasting work surfaces, with built in electric oven and hob with extractor, plumbing for an automatic washing machine, space for a fridge freezer and sink/drain, a uPVC double glazed window to the rear aspect and door leading out the rear garden.

Stairs to the 1st floor landing



With loft access

Bedroom One 11'1" x 10'4" (3.40 x 3.15)



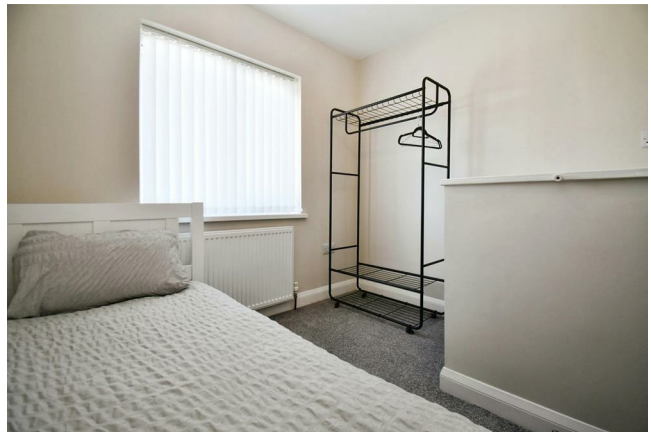
The spacious bedroom has a radiator, a uPVC double glazed window and neutral decor

Bedroom Two 9'10" x 9'10" (3.00 x 3.00)



The 2nd bedroom has a radiator and uPVC double glazed window, neutral decor and carpet flooring.

Bedroom Three 8'10" x 7'10" (2.70 x 2.40)



The third bedroom has a uPVC double-glazed window, neutral decor, and radiator.

Bathroom



Modern suite comprising of a panel bath with thermostatic shower, a low level wc and pedestal wash hand basin with waterfall mixer tap, tiled walls and floor and radiator, a uPVC double glazed window to the rear aspect.

Outside



To the front of the house there is a generous low

maintenance garden with low level timber fence and gate boundary.

To the rear of the house there is a generous lawn garden with a range of mature shrubs, access for off road parking, via low level double opening timber gates.

Disclaimer

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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.

Valuations

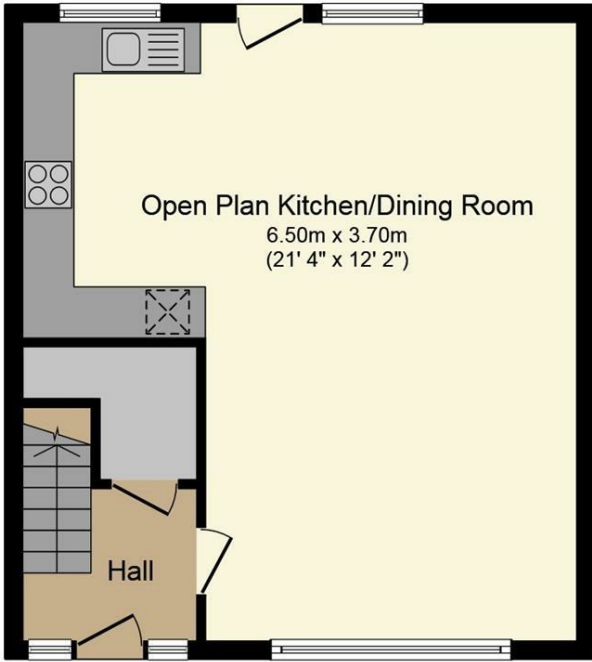
We offer a free sales valuation service, as an independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling, please do not hesitate to ask.

Council Tax

Band B

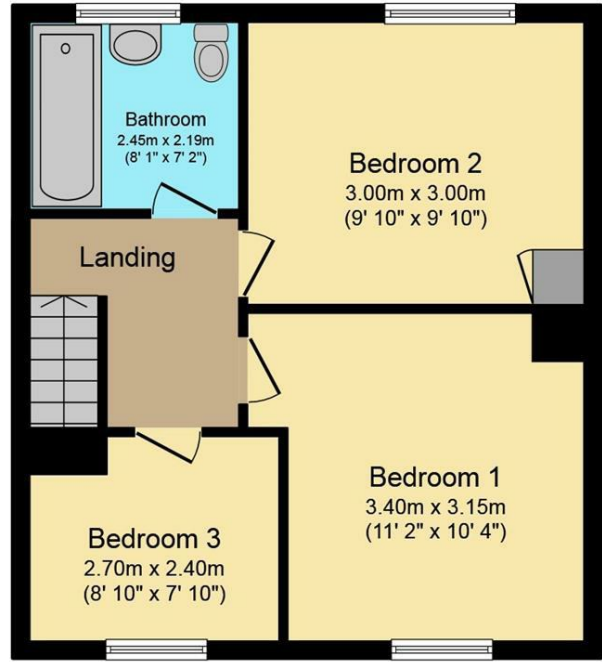
The local authority is East Riding Of Yorkshire

Floor Plan



Ground Floor

Floor area 47.1 sq.m. (507 sq.ft.) approx



First Floor

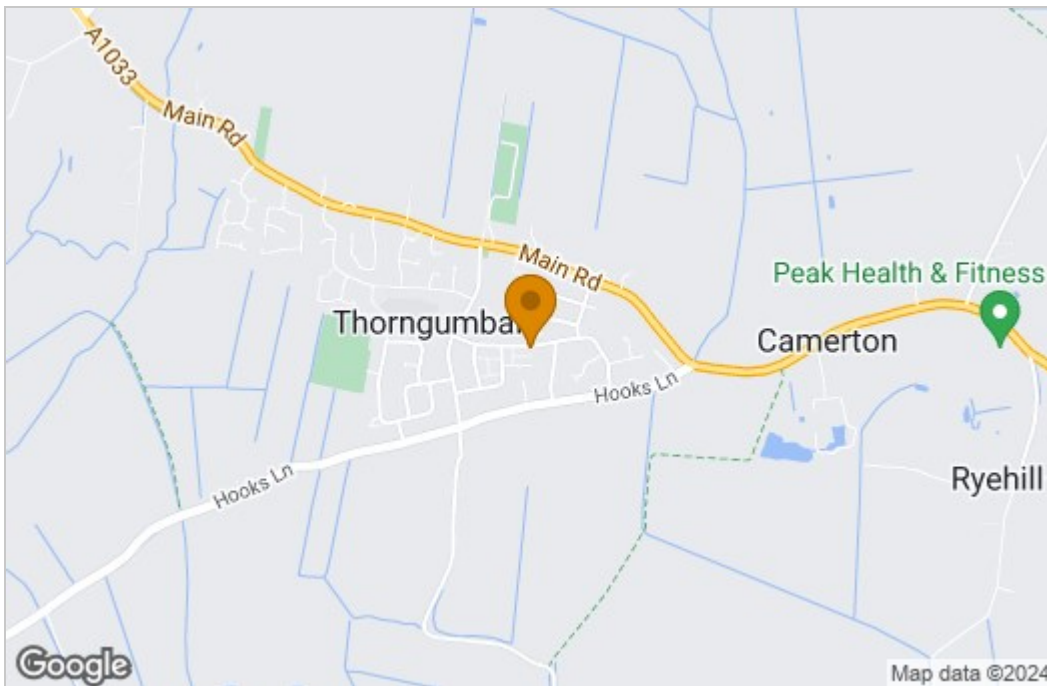
Floor area 47.1 sq.m. (507 sq.ft.) approx

Total floor area 73.1 sq.m. (787 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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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		67	
(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			
(92 plus) A			
(81-91) 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	

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