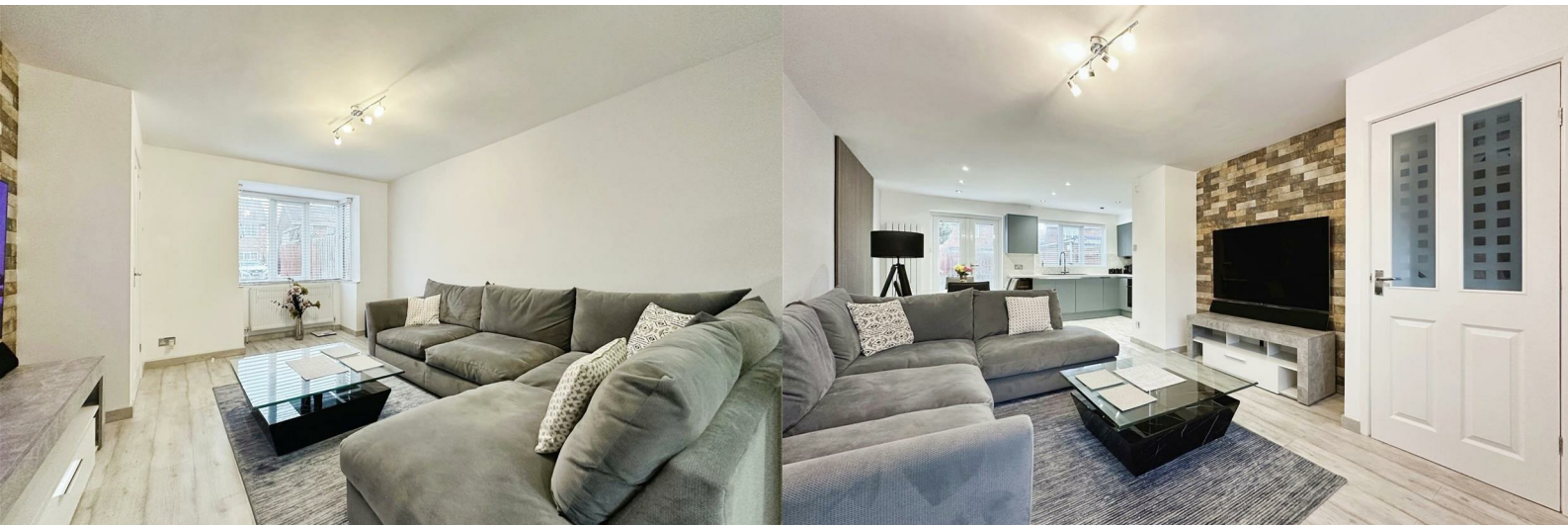




## 1 Larch Drive

Thorngumbald, Hull, HU12 9LE

Offers over £240,000





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## Ground Floor:

### Hallway

A welcoming entrance to the front via UPVC double glazed front door. With fixed staircase to the first floor level, laminate flooring, radiator and door into:

### Open Plan Lounge/Kitchen/Diner

23'6" x 14'11" max (7.18m x 4.55m max)

A generous open plan space, with UPVC double glazed bay window to the front, UPVC double glazed window to the rear and French doors opening out to the garden. With laminate flooring throughout, a radiator in the living area and a tall radiator in the dining area. The kitchen is fitted with a range of modern base and wall mounted units, inset sink unit, inset induction hob with extractor over, built in oven below, integrated fridge/freezer, dishwasher and wine chiller. A storage cupboard provides space and plumbing for washing machine.

## First Floor:

### Central landing

With UPVC double glazed window to the side. Access to all rooms plus a storage cupboard.

### Bedroom One

11'9" x 8'7" (3.59m x 2.64m)

To the front of the property with UPVC double glazed window, laminate flooring, built in wardrobes with sliding doors and radiator.

### Bedroom Two

11'5" x 8'7" (3.50m x 2.64m)

Second double bedroom to the rear with UPVC

double glazed window, laminate flooring and radiator.

### Bedroom Three

7'6" x 6'0" (2.29m x 1.83m)

To the rear of the property with UPVC double glazed window, laminate flooring and radiator.

### Bathroom

6'0" x 6'0" (1.83m x 1.84m)

To the front of the property with UPVC double glazed window. Fitted with a three piece suite in white; comprising, panelled bath with shower over, sink inset within vanity unit comprising storage and low flush WC, plus chrome effect heated towel rail.

### External

To the front of the property is an open plan garden which is mainly laid to lawn, to the side is off street parking via driveway which leads to the garage. The rear garden is enclosed with lawn area, two patio areas and a shed for storage.

### Council tax band

We have been advised the property is council tax band B, payable to East Riding of Yorkshire council.

## ADDITIONAL INFORMATION

Tenure:

Freehold

Disclaimer:

Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their

solicitors to verify that the information provided is accurate and not been subject to any change.



## Road Map



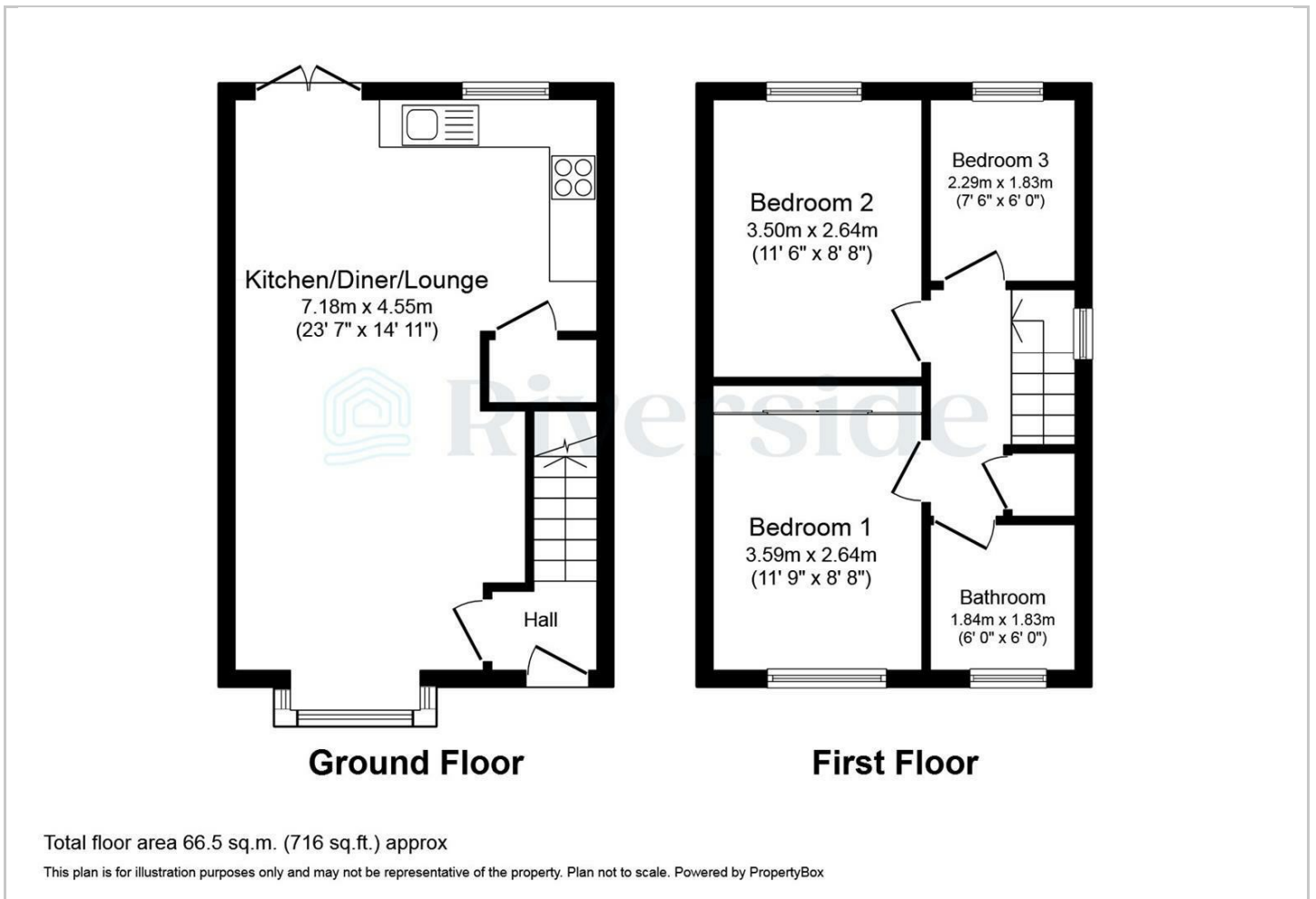
## Hybrid Map



## Terrain Map



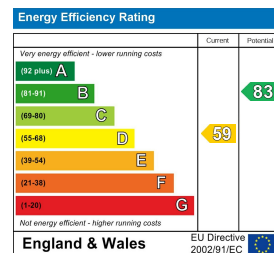
## Floor Plan



## Viewing

Please contact our Hull Office on 01482 322411 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.