

Whitakers

Estate Agents



22 Beech Avenue, Thorngumbald, HU12 9QP

Asking Price £230,000

This Superb Detached Bungalow is nestled within beautifully tended, wrap around gardens. Fully renovated in June 2025, the property offers a **TURN KEY OPPORTUNITY** -- ready and waiting for new owners to move into!

Step inside and you will be impressed with the recent refurbishments, tastefully styled neutral deco and carpeting throughout. A contemporary fitted **KITCHEN** in a sage green with complimentary wood block effect work surfaces and integrated appliances. The gleaming **BATHROOM** has a classic three piece suite with P shape bath and overhead shower. There are **THREE BEDROOMS**, one with fitted wardrobes and a sizeable, light and airy through **LOUNGE/DINER**, a comfortable room to relax and unwind.

Outside there are lovingly tended, wrap around gardens with an array of mature trees, shrubbery and colourful plantings. Paved areas provide ample space for seating and patio furniture, ideal for dining "al fresco" or to just sit and admire the wonders of this outdoor space. There is a **GARAGE & TWO DRIVEWAYS** providing ample **OFF ROAD PARKING**

Sit within this popular village, it's an ideal option for downsizers seeking their forever home. The property enjoys views of the green and has the convenience of commuter bus routes to Hull and the coast.

Entrance Hall 11'4 x 3'6 (3.45m x 1.07m)

A canopied, double glazed front entrance door opens to welcome you in to view the recently refurbished accommodation.

Kitchen 11'5 x 8'9 (3.48m x 2.67m)



The recently fitted contemporary kitchen has an array of fitted units to base and walls with complimentary wood block effect work surface. Built in oven with ceramic hob and stainless steel extractor hood above. Integrated fridge freezer and plumbing for automatic washing machine. Double glazed window and door to side elevation. Radiator and vinyl flooring

Lounge/Diner 21' x 10'5 (6.40m x 3.18m)



A light and airy through lounge / diner with double glazed window to front elevation, enjoying views over the front garden and neighbouring field with mature tree. Radiator and door to kitchen.

Bathroom



Recently fitted bathroom with contemporary three piece suite to include: P shape bath with overhead shower and glazed screen. Vanity unit housing the wash basin with useful storage cupboard below and low level W.C. Tiling to splashbacks, vinyl flooring and radiator.

Bedroom One 10'2 x 9'9 (3.10m x 2.97m)



A double bedroom with a range of fitted wardrobes and dresser unit. Double glazed window and radiator.

Bedroom Two 11'6 x 8'9 (3.51m x 2.67m)



With double glazed window and radiator.

Bedroom Three 9'5 x 6'3 (2.87m x 1.91m)



Double glazed window and radiator.

Gardens



Lovingly tended gardens wrap around the property, partially lawned with an array of mature trees, shrubbery and colourful plantings. There are attractive paved areas, ideal for seating and patio furniture, perfect for dining "al fresco" or just to sit and admire the wonders of this outdoor space.

Garage & Driveway



To the rear of the property is a driveway, providing space for off road parking and a brick built garage with metal up and over door providing vehicle access.

Parking

There is a further gated area that is being designated for off road parking space.

Feature View Front



Tenure

Tenure is Freehold

Council Tax Band

East Riding of Yorkshire Council Tax Band B

EPC Rating

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 sales 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.

Material Information:

Construction - Brick under tiled roof

Conservation Area - No

Flood Risk - Very Low

Mobile Coverage/Signal - EE, Vodafone & O2 okay /Three Good

Broadband - Basic 12Mbps, Superfast 48Mbps, Ultrafast 1000

Coastal Erosion - No

Coalfield or Mining Area - No

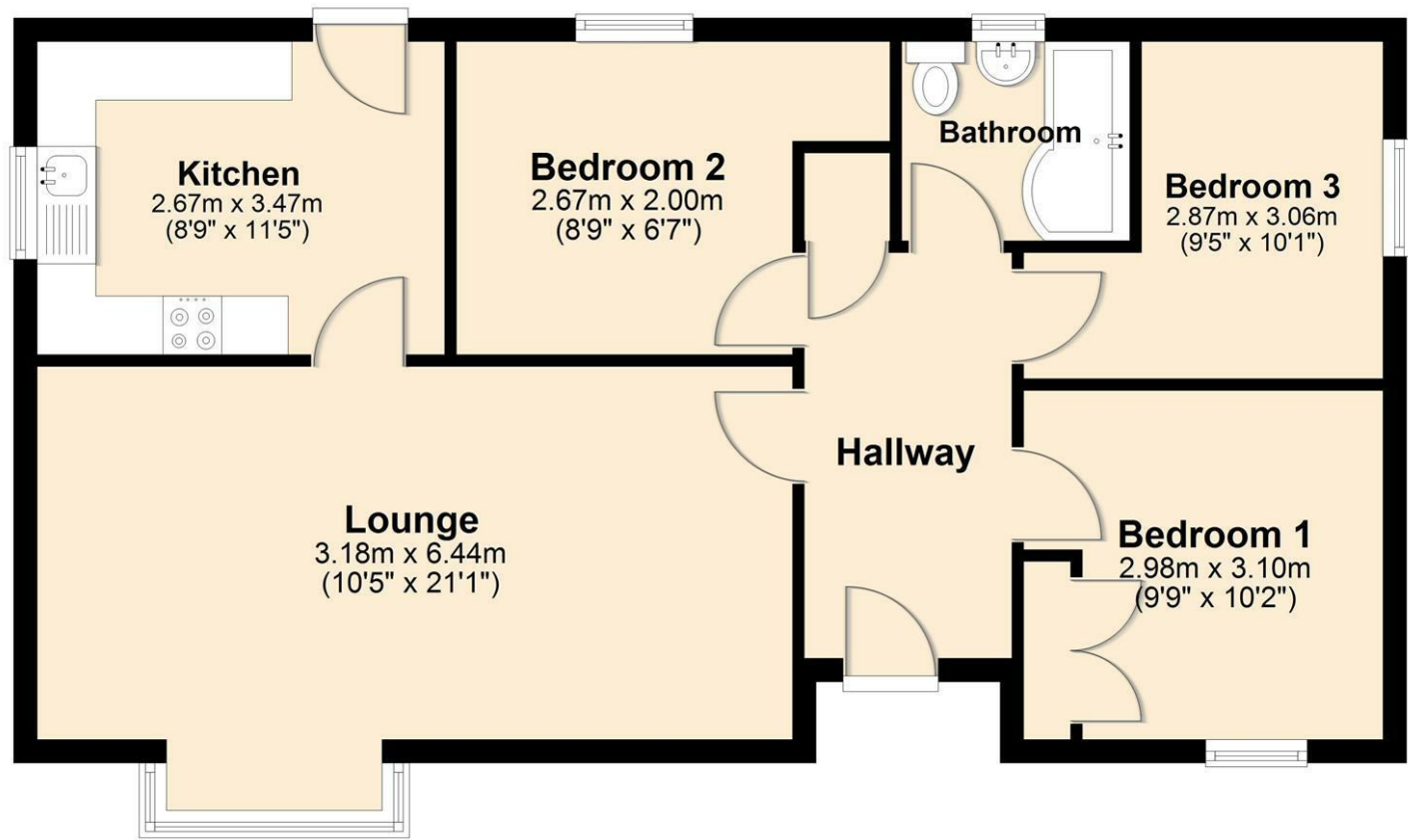
Planning - No

Whitakers Estate Agent Declaration:

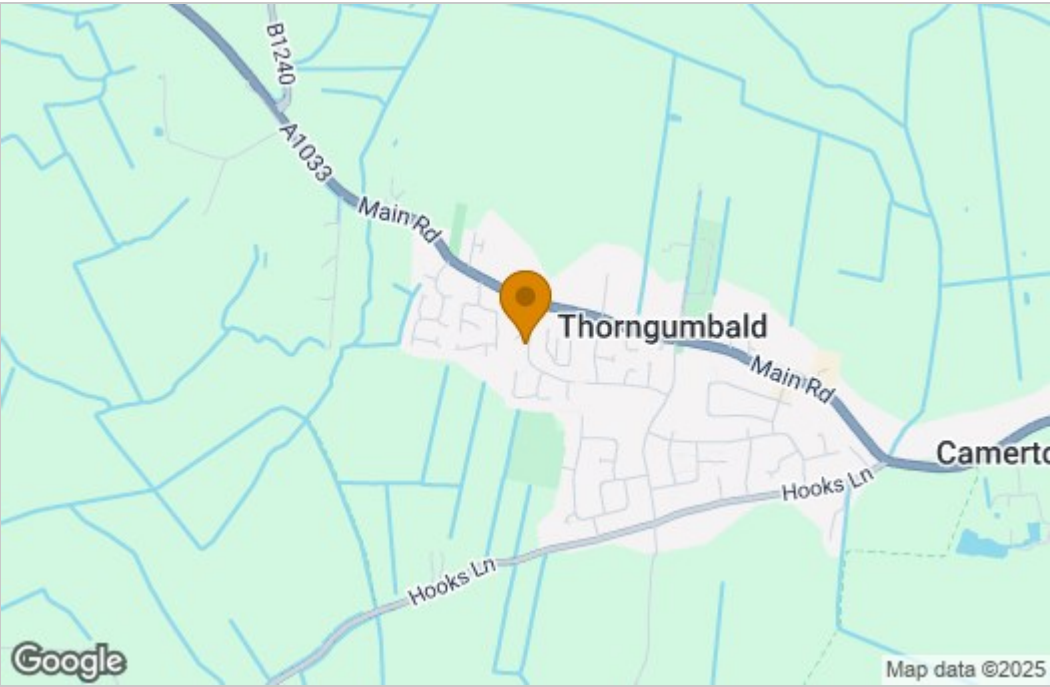
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Floor Plan

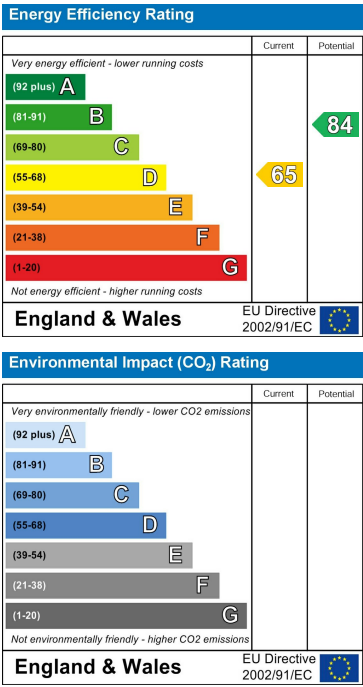
Ground Floor



Area Map



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.