



Thimblehall Lane, Newport, HU15 2PX
£285,000


Philip
Bannister
Estate & Letting Agents

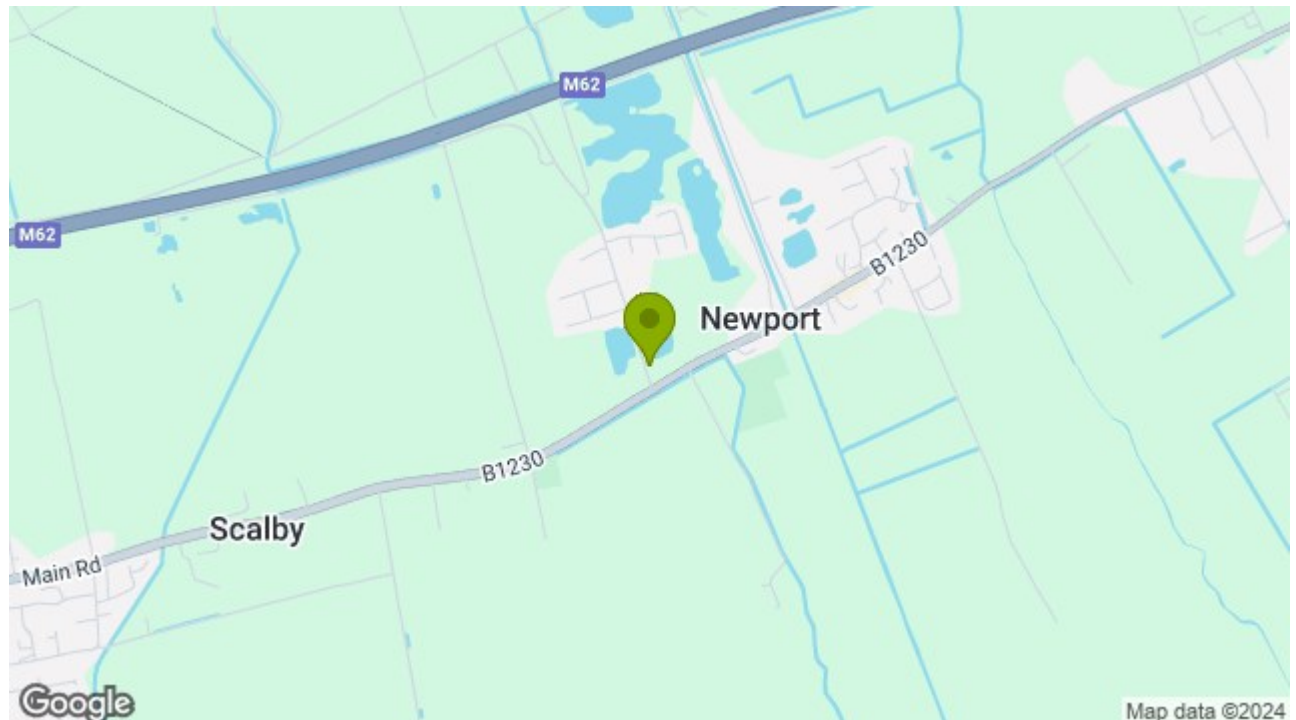
Thimblehall Lane, Newport, HU15 2PX

NO CHAIN - This spacious detached bungalow sits on an enviable corner plot with gardens to three sides, one of which enjoys a southerly aspect. The accommodation features a welcoming entrance hall, a light filled lounge with windows to three sides, a modern dining kitchen, 3 double bedrooms, 2 of which benefit from fitted wardrobes, bathroom and separate WC. A boarded loft space is prime for conversion to accommodation (subject to consents). Outside, the bungalow is encompassed by established gardens which offer a good level of privacy. A side driveway leads to an attached garage with outbuildings to the rear.

Key Features

- NO CHAIN
- Individual Detached Bungalow
- 3 Double Bedrooms
- Spacious Light Filled Lounge
- Modern Dining Kitchen
- Bathroom & Separate WC
- Gardens To 3 Sides
- Outbuildings & Garage
- EPC = TBC
- Council Tax = D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





ACCOMMODATION

The property is arranged over a single storey and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property, this spacious entrance hall features a drop down ladder leading to a boarded loft space.

LOUNGE

20'11 x 14'10 (6.38m x 4.52m)

A bright and spacious reception room with windows to three elevations. There is a feature fireplace with hearth and brick tile backplate.

DINING KITCHEN

20'11 x 12'6 (6.38m x 3.81m)

A modern dining kitchen which is fitted with a range of shaker style wall and base units which are mounted with contrasting worksurfaces. There is a ceramic sink unit with a mixer tap beneath a window to the rear elevation with an adjacent door leading out. There is space for an American fridge freezer along with further white goods. A window is to the front elevation and there is ample room for a dining table.

BEDROOM 1

13'10 x 11'11 (4.22m x 3.63m)

A double bedroom with fitted wardrobes and a window to the front elevation.

BEDROOM 2

11' x 10'10 (3.35m x 3.30m)

A second double bedroom with a window to the rear and a shower cubicle to one corner.

BEDROOM 3

10'10 x 9'11 (3.30m x 3.02m)

A double bedroom with a window to the rear.

BATHROOM

5'11 x 7'9 (1.80m x 2.36m)

Fitted with a two piece suite comprising vanity wash basin and a panelled bath. There is splashback tiling, a built-in cupboard and a window to the side elevation.

CLOAKROOM/WC

With a WC and a window to the side elevation.

LOFT

Accessed via a drop-down ladder, the loft is boarded, carpeted and plastered. There is power, lighting and a radiator. A door leads to a further loft area which is ideal for storage.

OUTSIDE

FRONT

To the front of the property there is an established garden with a central lawn and mature planting beds to the perimeter.

SIDE

The side garden has been designed for ease of maintenance and is predominantly gravelled with hedging to the boundaries. The garden enjoy excellent privacy and a southerly aspect.

REAR

The rear garden is mainly gravelled with areas of concrete and paving. There is access to the outbuildings.

DRIVEWAY, GARAGE & OUTBUILDINGS

A driveway to the side of the property provides off

street parking and leads to the attached brick built garage. To the rear of the garage there are various outbuildings, one of which houses the oil tank.

GENERAL INFORMATION

SERVICES - Mains water, electricity and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a oil fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of PVC double glazed frames.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band D. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

TENURE

We understand that the property is Freehold.

VIEWINGS

Strictly by appointment with the sole agents.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional in-house Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is



at risk if you do not keep up repayments on a mortgage or other loan secured on it.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

AGENT NOTES.

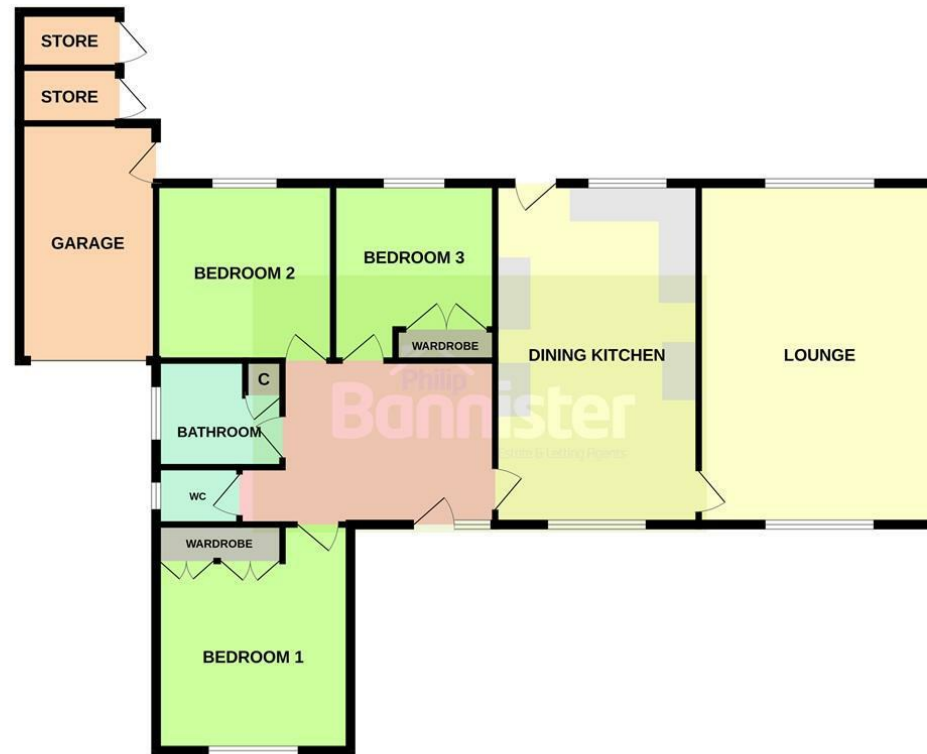
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that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

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GROUND FLOOR
1334 sq.ft. (123.9 sq.m.) approx.



TOTAL FLOOR AREA: 1334 sq.ft. (123.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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