



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 2 Grange Road

£189,950

Thorngumbald, HU12 9PR



FOUR BEDROOM DORMER BUNGALOW ON A CORNER PLOT!

Situated on a good size corner plot with wrap around gardens is this good size semi-detached property. The property comprises: entrance hall, ground floor double bedroom and bathroom, L-shaped open plan lounge diner with patio doors to the garden and a white gloss fitted kitchen, to the first floor are two further double bedrooms, a fourth single bedroom and WC. Outside is a laid to lawn garden wrapping around the front, side and rear along with a garage and multi-car driveway with EV charging point. With uPVC glazing and gas central heating throughout. This pleasant home offers plenty of potential for a growing family looking for their next home and is available to view now via appointment only, contact our office to arrange this.







**Hallway**

A recessed storm porch gives access into the hallway via a uPVC entrance door with a window beside it. With stairs rising to the first floor landing, radiator and a built-in cupboard.

**Bathroom 7'2" x 5'6" (2.20 x 1.70)**

Ground floor bathroom fitted with a three piece suite comprising of a bath shower above and glass screen, pedestal basin and WC. With tiled walls, uPVC window and towel radiator.

**Bedroom One 11'11" x 10'11" (3.65 x 3.35)**

Ground floor double bedroom with a built-in wardrobe, radiator and uPVC window to the front aspect.

**Lounge Diner 14'9" x 20'11" max (4.50 x 6.40 max)**

L-shaped open plan room with uPVC patio doors facing out onto the rear garden and a further window to the side aspect. With a focal fireplace housing a gas fire and with two radiators.

**Kitchen 8'2" x 9'6" (2.50 x 2.90)**

Modern white gloss kitchen units with complementing wood effect worktops and tiled splash backs, fitted with a stainless steel sink and drainer, provisions for a free standing gas cooker, plumbing for a washing machine and dishwasher, built-in microwave and with space for a fridge freezer concealed in a cupboard. With two uPVC windows, uPVC door to the rear garden, wall mounted combi-boiler, breakfast bar and radiator.

**Landing**

Stairs rise onto a central landing and gives access to all first floor rooms.

**Bedroom Two 13'1" x 9'10" (4.00 x 3.00)**

Double bedroom with two uPVC windows and radiator.

**Bedroom Three 10'9" x 10'9" (3.30 x 3.30)**

Third double bedroom with a fitted wardrobe, radiator and uPVC window to the rear.

**Bedroom Four 6'6" x 9'10" (2.00 x 3.00)**

Single bedroom with a radiator and uPVC window to the front aspect.

**Garage & Gardens**

The property occupies a good size corner plot with a wrap around laid to lawn garden to the front and side enclosed by a low wall boundary and with a hand gate and pathway leading to the front door. A driveway with EV charging point is accessed from Main Road provides off street parking for multiple cars along with providing access to a pre-fabricated garage. A set of double gates open from the driveway through to an enclosed garden at the rear of the property, also laid to lawn and with a useful storage shed.

**PARKING**

Parking is via the driveway and the garage.

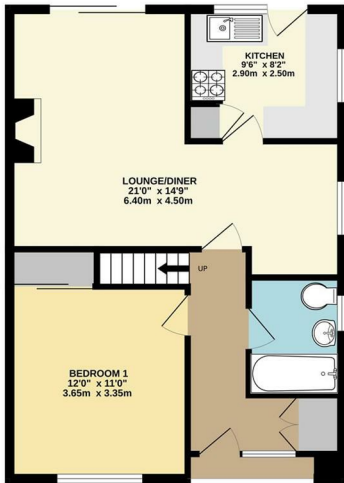
**MOBILE AND BROADBAND**

We understand mobile and broadband (fibre to the cabinet) are available. For more information on providers, predictive speeds and best mobile provider coverage, please visit Ofcom checker

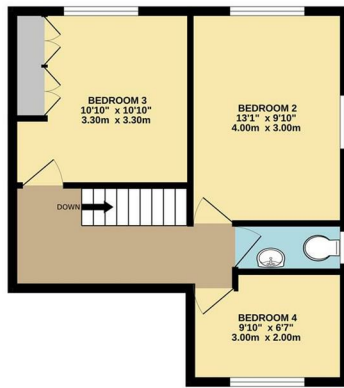
**HEATING**

Heating and Hot water are via a gas fired boiler.

GROUND FLOOR  
589 sq.ft. (54.7 sq.m.) approx.



1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA: 998 sq.ft. (92.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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**Energy Efficiency Graph**

**Tenure: Freehold**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council tax band C.

Services include mains gas, electric and drainage connections.

The property is situated on the corner of Grange Road and Main road close by to the Co-Op.

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/give any representation or warranty in respect of the property.

