



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 7 Bellcroft Road

£165,000

Thorngumbald, HU12 9PU



A pleasant two bedroom semi-detached bungalow situated in a small cul-de-sac and occupying a good size plot with a large garden to the rear and a private driveway providing off street parking for multiple cars. With uPVC glazing and gas central heating in place the accommodation comprises: side entrance door to a central hallway, modern fitted shower room, two double bedrooms, a spacious lounge with French doors to the garden, fitted kitchen with white gloss units and a rear entrance lobby/utility giving access to the garden. Outside the property has a side driveway for parking, low maintenance gravelled front garden and at the rear is a fully enclosed laid to lawn garden with planted borders and gravelled areas. Contact our office today to arrange an appointment to view.





**Hallway**

A uPVC side entrance door opens into a central hallway with loft access, radiator and laminate flooring.

**Lounge 19'0" x 11'5" (5.80 x 3.50)**

Spacious living room with uPVC French doors opening out onto the rear garden, radiator and a decorative fireplace housing an electric fire.

**Kitchen 12'1" x 8'10" (3.70 x 2.70)**

Fitted with white gloss units with contrasting black worktops, a high level electric oven, electric hob with extraction hood, 1.5 bowl sink and drainer with mixer tap, ceiling fan, vinyl flooring, built-in cupboard, radiator, two uPVC windows and a door through to the utility.

**Utility 5'10" x 9'0" (1.80 x 2.75)**

Rear utility space with a door out to the garden, with a fitted worktop to one wall with space/plumbing below for a washing machine and white goods.

**Shower Room 7'0" x 5'6" (2.15 x 1.70)**

Modern shower room fitted with a shower cubicle, pedestal basin and WC, with vinyl flooring, wet wall panelling, radiator and uPVC window.

**Bedroom One 14'1" x 11'5" (4.30 x 3.50)**

Double bedroom with a uPVC window to the front aspect, radiator and laminate flooring.

**Bedroom Two 9'10" x 8'10" (3.00 x 2.70)**

Second double bedroom with a uPVC window to the front aspect, radiator and laminate flooring.

**Garden**

To the front of the property is a decorative gravelled garden with low wall boundary to the roadside and vehicular access leading to a hard standing side driveway providing off street parking. A gate opens through into a good size rear garden, mostly laid to lawn with planted

borders, paved pathways and a wooden storage shed with gravelled seating area behind, the garden is enclosed to all sides by fenced boundaries.

**PARKING**

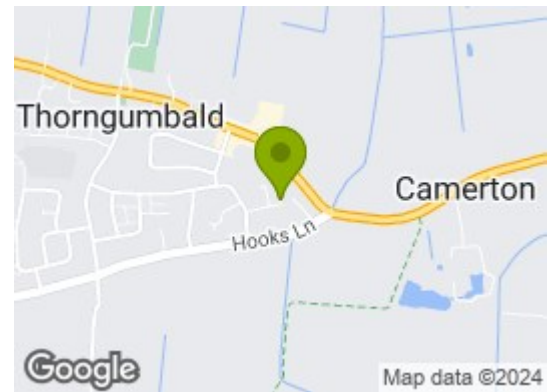
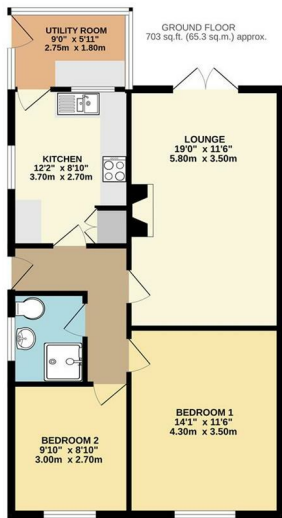
Off street parking is via the driveway.

**MOBILE AND BROADBAND**

Mobile and Broadband (Fibre to the cabinet) are available. For more information on predictive speeds and providers and best coverage mobile providers, please visit Ofcom checker.

**HEATING**

Heating and Hot Water are via a gas fired boiler,



**Energy Efficiency Graph**

**Tenure: Freehold**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		69	
(55-68) D			
(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 B.

Services include mains gas, electric and drainage connections.

Bellcroft Road is located at the South end of the village, heading from Hull continue through the centre of the village and turn right after Co-Op onto Grange Road, head left at the end onto St Martin's Road and left again onto Bellcroft Road where this property is towards the end.

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.

