

75 SUMMERGANGS DRIVE
THORNGUMBALD

£179,000
FREEHOLD

Three-Bedroom Home with Flexible Accommodation, Modern Kitchen and Garage – Thorngumbald

FRANK HILL & SON
Est. 1924





• Three-bedroom property with one ground-floor bedroom • Spacious L-shaped lounge • Modern fitted kitchen with useful pantry • Ground-floor bathroom

Situated in the popular village of Thorngumbald, this three-bedroom property offers flexible accommodation arranged over two floors, making it an interesting opportunity for buyers seeking a home they can update and personalise.

The ground floor features a generously proportioned L-shaped lounge, providing plenty of space for both relaxing and entertaining. The kitchen has been fitted with modern units and benefits from a useful adjoining pantry, offering additional storage.

Also on the ground floor is a bathroom and a versatile third bedroom, which could alternatively be utilised as a home office, hobby room or additional reception space, depending on the purchaser's requirements.

To the first floor are two further bedrooms, including a double bedroom overlooking Summergangs Drive and a second bedroom with useful eaves storage.

Externally, the property benefits from an enclosed lawned front garden and a low-maintenance rear garden. A brick-built garage provides additional storage or parking accommodation.

Whilst some areas of the property would benefit from updating, the accommodation offers an opportunity for purchasers to introduce their own style and create a home suited to their needs.

Offered for sale with vacant possession on completion, this property warrants consideration from buyers seeking flexible living space within an established village location.

Viewing is recommended to appreciate the accommodation and potential on offer.

Lounge
20'11" x 14'11" (l shaped) (6.397 x 4.554 (l shaped))
Feature fireplace, with gas fire in situ. Carpeted floor, two windows overlooking the front garden.

Bathroom
6'7" x 6'2" (2.022 x 1.884)
Comprising bath with an overhead shower and glass screen, toilet and sink. Tiled walls and floors.

Bedroom
11'0" x 9'2" (3.362 x 2.804)
Spacious downstairs multifunctional room with a window overlooking the back garden.

Kitchen
9'6" x 12'4" (2.906 x 3.77)
Newly fitted kitchen with modern accents and ample room

Pantry
2'6" x 8'10" (0.787 x 2.709)
Reasonably sized pantry that sits tucked in a wall in the kitchen.

Bedroom
11'11" x 9'0" (3.645 x 2.767)
Carpeted bedroom, window overlooking the garden, boarded cupboard in the eaves, ideal for storage

Bedroom
10'0" x 10'11" (3.054 x 3.342)
Good sized double bedroom, with window overlooking Summergangs Drive

Outside
Secure grassed area to the front and low maintenance back garden

Garage
Good sized, brick built garage with up and over door, small window overlooking the garden

Additional Information





• Two first-floor bedrooms with additional eaves storage • Enclosed front garden and low-maintenance rear garden • Brick-built garage • Scope for further modernisation • Freehold, with vacant possession on completion • EPC rating D

TENURE
Freehold with Vacant Possession on Completion

PLANNING
All Intending Purchasers must satisfy themselves as to any Planning Requirements from the Local Authority, in the East Riding of Yorkshire Council.

ENERGY PERFORMANCE CERTIFICATE
EPC rating - D

AGENTS NOTES
On the 26th June 2017 the Fourth Money Laundering Directive came into effect. As a Consequence of this New Legislation the Vendors Agents will need to undertake Due Diligence checks on Potential Purchasers prior to an offer being accepted. Please contact the Agents for Further information. Money laundering 2003 & Immigration Act 2014 Intending Purchasers will be asked to produce Identification Documentation.

SERVICES
Mains Water, Electricity, Gas and Drainage. Please note we have not tested the services or any of the equipment or appliances in this property, therefore we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

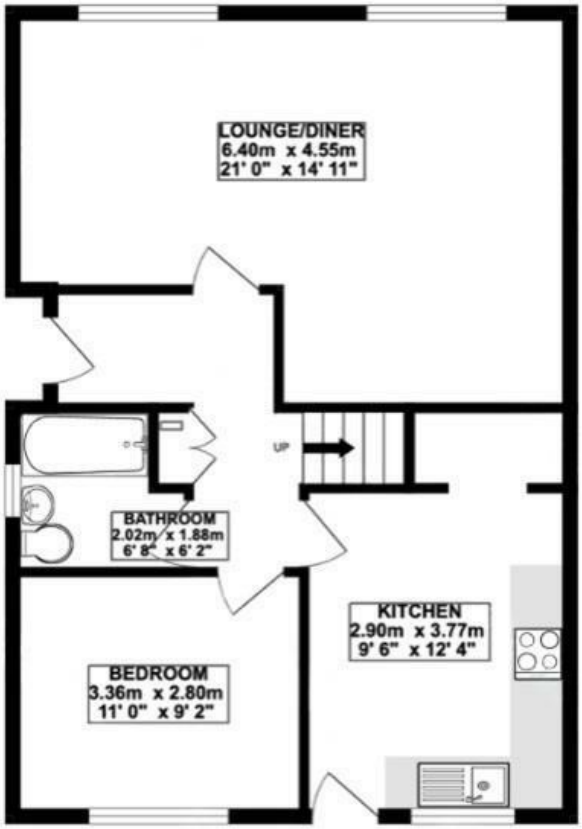
MISDESCRIPTIONS/MEASUREMENTS
The measurements used in these Particulars are for Guidance Only. The Equipment is susceptible to variations caused by such things as temperature, variations of or -5% are not uncommon. Please measure and check the room sizes yourself before ordering such items as carpets, curtains or furniture.

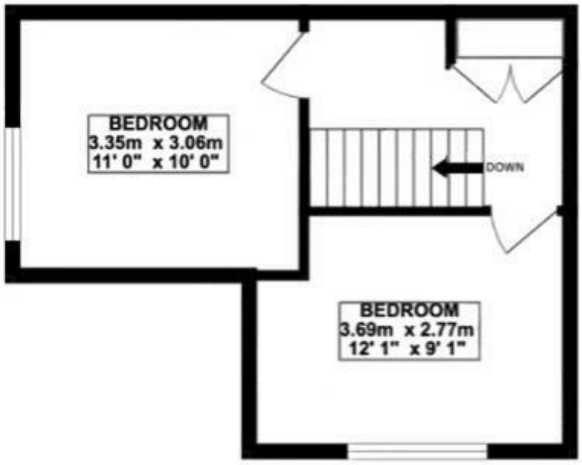
VIEWING- STRICTLY BY APPOINTMENT ONLY WITH THE AGENT

ADDITIONAL INFORMATION
Frank Hill & Son for themselves and for the vendors of the property or articles out in these particles, give notice that
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• Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure.

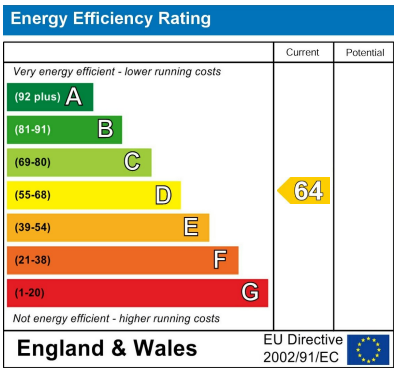












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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