

# Whitakers

Estate Agents



**2 Royal Mail Cottages, Thorngumbald, HU12 9NF**

**Offers In The Region Of £128,950**

### Lounge 13'7" x 12'11" (4.15 x 3.95)



Window to the front aspect, a feature fire place and a radiator.

### Fitted Kitchen 10'7" x 8'9" (3.25 x 2.67)

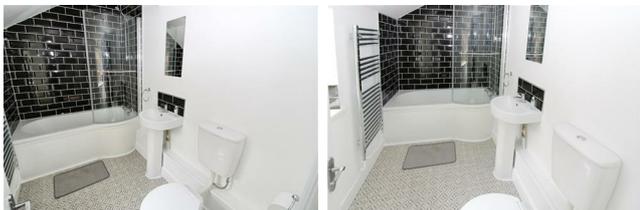


A good range of fitted floor and wall units with contrasting preparation surfaces with inset sink unit and mixer tap. Window to the rear aspect, laminate flooring, partially tiled walls, a radiator and integrated appliances include an electric oven, four ring electric hob, an over head extractor canopy and a fridge/freezer.

### Utility Area

Plumbing for an automatic washing machine and a preparation surface

### Bathroom



A contemporary suite in white to comprise panelled bath, wash hand basin with a pedestal and a low level wc. There is a shower attachment to the bath, partially tiled walls, spotlights to the ceiling and a chrome heated towel rail.

### Bedroom One 13'6" x 12'11" (4.12 x 3.95)



Window to the front aspect and a radiator.

### Bedroom Two 10'8" x 8'11" (3.26 x 2.72)



Window to the rear aspect and a radiator.

### Outside



The front of the property abuts the street and to the rear is a small enclosed courtyard.

### Tenure

This property is freehold

### Council Tax

East Riding of Yorkshire Council - band A

### 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, Three and O2

Broadband - Basic 21 Mbps Superfast 80 Mbps

Ultrafast 1800 Mbps

Coastal Erosion - No

Coalfield or Mining Area -No

P l a n n i n g -

<https://newplanningaccess.eastriding.gov.uk/newplanningaccess/applicationDetails.do?>

keyVal=0200647PLF&activeTab=summary -

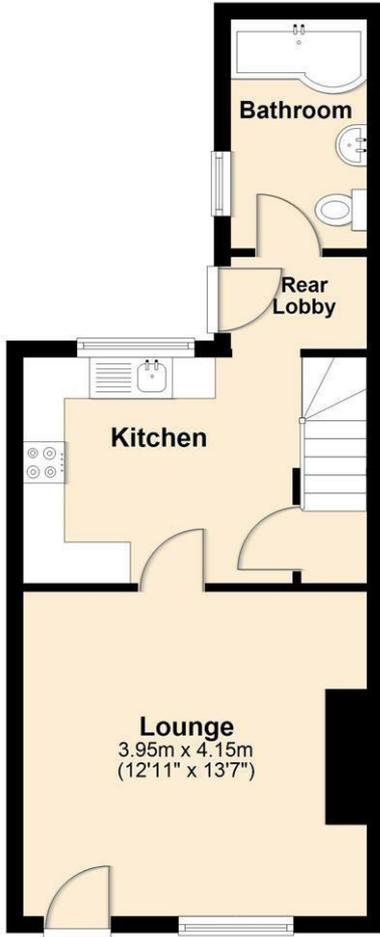
adjacent property

**Whitakers Estate Agent Declaration:**

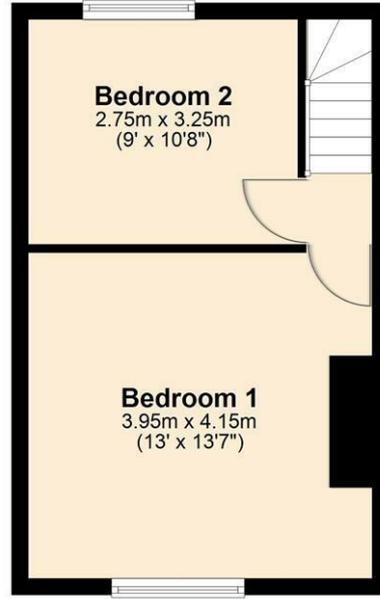
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# Floor Plan

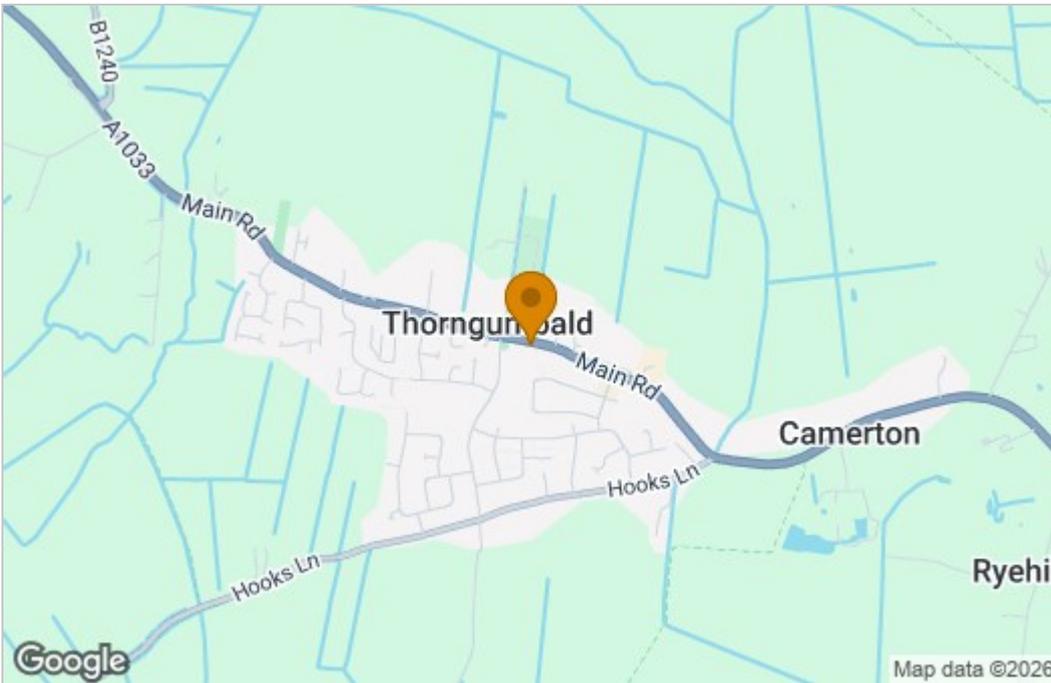
## Ground Floor



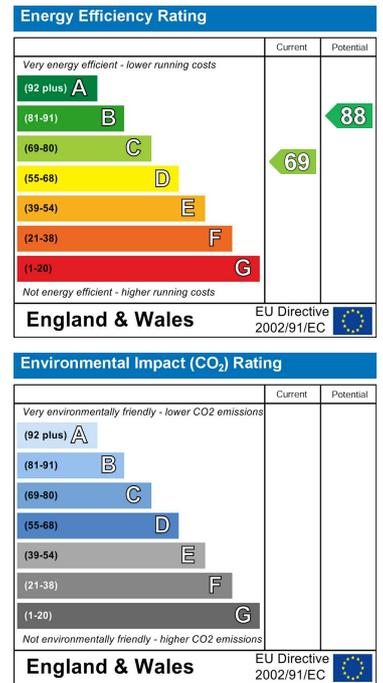
## First Floor



## Area Map



## Energy Efficiency Graph



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