Whitakers
Estate Agents









16 Chestnut Avenue, HU12 9LD

£175,000

Whitakers Estate Agents are pleased to introduce this well-presented three-bedroom detached property, situated within the popular East Riding village of Thorngumbald. Providing comfortable accommodation across two floors, ample off-street parking and an attractive rear garden, the home is ideally suited to young and growing families.

Internally, the resident is greeted by a welcoming hallway which leads into a spacious lounge, centred around a fireplace with marbled inset, hearth and surround. Completing the ground floor is the kitchen/dining room, fitted with a range of units, integrated cooking appliances and provision for both a washing machine and dishwasher. French doors open directly onto the garden while introducing plenty of natural light into the dining area.
To the first floor are three bedrooms, with the principal bedroom benefiting from useful over-stairs storage. The accommodation is completed by a family bathroom, furnished with a three-piece suite comprising a panelled bath with shower, vanity wash basin and low-flush W.C.

Externally, the property benefits from a gravelled forecourt providing ample off-street parking, enhanced by decorative planting. To the rear is a generously sized garden, mainly laid to lawn with slate chipping borders and fencing to the surround, complemented by a wooden decking area providing an ideal space for outdoor seating and entertaining.

Conveniently positioned within the popular village of Thorngumbald, the property is well placed for access to the amenities available within the village and surrounding areas. Early viewing is recommended to avoid disappointment.

The accommodation comprises

Front external



Externally to the front aspect, there is a gravelled forecourt enhanced with decorative planting, and with the kerb lowered to accommodate off-street parking.

Ground floor

Hallway
Composite double glazed door, UPVC double glazed window, electric radiator, and laminate flooring. Leading to :

Lounge 13'7" x 14'5" (4.15 x 4.41)



UPVC double glazed window, central heating radiator, fireplace with marbled inset / hearth and surround, and carpeted flooring.

Kitchen / dining room 10'4" x 14'5" (3.16 x 4.40)



UPVC double glazed French doors and window, central heating radiator, and laminate flooring. Fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, plumbing for a washing machine and dishwasher, and integrated oven with hob and extractor hood above.

First floor

Landing
With access to the loft hatch, built-in storage cupboard, and carpeted flooring. Leading to :

Bedroom one 9'2" x 11'4" (2.80 x 3.46)



UPVC double glazed window, central heating radiator, over stairs storage cupboard, and carpeted flooring.

Bedroom two 8'2" x 8'6" (2.51 x 2.61)



UPVC double glazed window, central heating radiator, and carpeted flooring.

Bedroom three 9'8" x 5'6" (2.96 x 1.70)



UPVC double glazed window, central heating radiator, and carpeted flooring.

Bathroom



UPVC double glazed window, central heating radiator, and partly tiled to splashback areas with tiled flooring. Furnished with a three-piece suite comprising panelled bath with mixer tap and shower, vanity sink with mixer tap, and low flush W.C.

Rear external





French doors from the dining area open onto a generously sized rear garden, mainly laid to lawn with slate chipping borders and fencing to the surround, complemented by a wooden decking seating area.

Tenure
The property is held under Freehold tenureship

Council Tax band
Local Authority - East Riding Of Yorkshire
Local authority reference number - THG009016000
Council Tax band - B

EPC rating
EPC rating - D

Material Information
Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Basic 19 Mbps / Superfast / 41 Mbps / Ultrafast 1800 Mbps
Coastal Erosion - N/A
Coalfield or Mining Area - N/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.

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.

Making an offer
In order to progress an offer we are legally

required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract, we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50.00 - these fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Whitakers Estate Agent Declaration

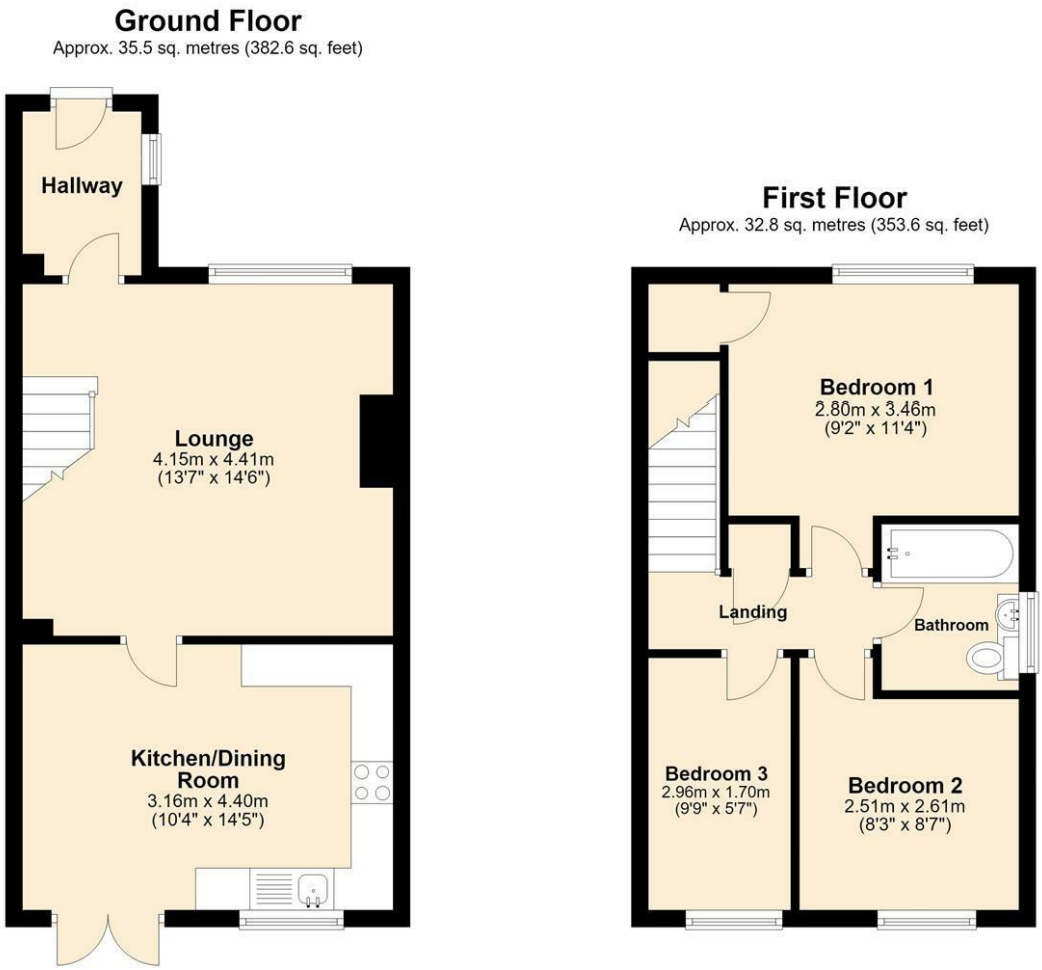
Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to show the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

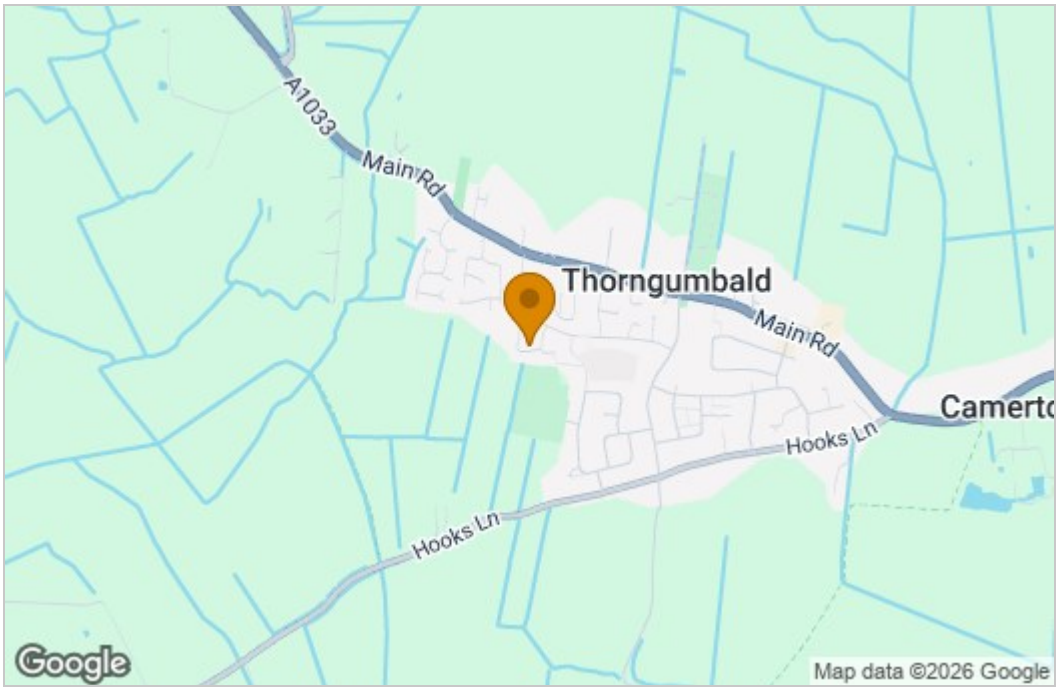
AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

Floor Plan

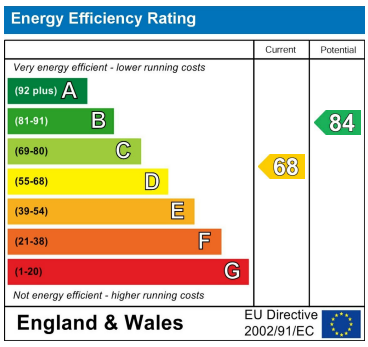


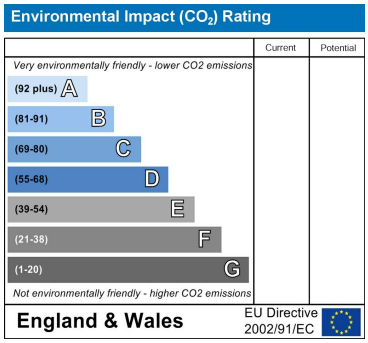
Total area: approx. 68.4 sq. metres (736.2 sq. feet)

Area Map



Energy Efficiency Graph





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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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