staniford grays

54 Thorndale, Hull, HU7 6DQ

£180,000

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- OUTSTANDING HOME
- GENEROUS PLOT
- OPEN PLAN GROUND FLOOR LAYOUT
- DECEPTIVELY SPACIOUS
- DETACHED GARAGE/STORE
- CONSIDERABLY EXTENDED
- END OF CUL-DE-SAC POSITION
- 3 BEDROOMS
- GATED DRIVEWAY
- VIEWING ADVISED

EXTENDED HOME OCCUPYING GENEROUS CORNER PLOT IN A DESIRABLE CUL-DE-SAC SETTING.

Deceptively spacious with an open plan layout to the ground floor and offering the ideal balance between formal and informal reception space. The arrangement of living space offers complete flexibility and comes suitable for a range of applicants looking for ready to move in living.

The versatile living space comprises; Entrance Hall, spacious Lounge, Kitchen extending to a Dining Area and Dayroom with full garden views. To the first floor a central landing gives access to two double bedrooms and a further third bedroom and House Bathroom.

Externally dedicated parking is provided to the gated driveway with a Garage/Store and impressive enclosed rear garden with large patio area.

A must view home for applicants looking for something a little different to the standard plot and all within a convenient North Hull estate setting.

GROUND FLOOR

ENTRANCE HALLWAY
Accessed via uPVC double glazed entrance door, staircase approach to first floor level, laminate to floor coverings, uPVC double glazed window to the side elevation, oak internal doors, deep storage cupboard, wall mounted alarm console. Provides access through to...

RECEPTION LOUNGE 15'8" x 9'10" (4.78 x 3.02)
(extending to 1.90m x 2.53m)
With crescent bow window to the front facing elevation and additional window also, generously sized reception lounge, a central focal point provided via a contemporary fire insert with modern hearth and surround, wall light points, suitably sized to accommodate furniture suite.

KITCHEN 16'8" x 9'0" (5.09 x 2.76)
With uPVC double glazed window to the patio garden outlook, fitted with a range of high gloss wall and base units, complementary work surfaces, inset 1.5 bowl sink and drainer, range cooker with extractor canopy over, tiling to splashbacks, integrated dishwasher, integrated fridge freezer, generous cupboard space, space and plumbing for washing machine. Leads open plan through to...

DINING AREA extending to DAY ROOM 9'1" x 9'4" (2.77 x 2.85)
Serving as an extension to the property offering an open plan feel and full garden vista, suitably sized to accommodate dining table and chairs, uPVC double glazed window to the side and rear elevations. Leads open plan through to...

DAY ROOM 7'11" x 16'0" (2.42 x 4.88)
With laminate to floor coverings, double doors leading to rear garden, excellent levels of natural daylight provided via uPVC double glazed windows to both side and rear elevations. Given the flexibility of open plan living space has potential to be used for a multitude of purposes.

FIRST FLOOR

LANDING
With generous storage incorporating shelved cupboard, additional cupboard and low level drawers. Gives access to three bedrooms and house bathroom.

BEDROOM ONE 11'3" x 11'5" (3.43 x 3.49)
With uPVC double glazed window to the front outlook, fitted cupboards, wardrobes and locker storage, of double bedroom proportions.

BEDROOM TWO 9'11" x 9'0" (3.03 x 2.76)
With uPVC double glazed window to the rear, sliding mirrored wardrobe, cupboard with hanging rail also housing Worcester combination boiler, of double bedroom proportions.

BEDROOM THREE 8'10" x 6'9" (2.70 x 2.06)
With uPVC double glazed window to the front outlook, fitted cupboard and shelving. Has potential to be used as a single bedroom or study.

HOUSE BATHROOM 5'11" x 7'3" (1.81 x 2.21)
Immaculately appointed throughout with white sanitaryware incorporating walk-in shower cubicle with rainfall showerhead and screen, concealed cistern w.c, inset basin to vanity unit with chrome tap furniture, tiling to full wall coverings with decorative verticle border inlay and chrome trim, uPVC privacy window to rear, inset spotlights to ceiling.

OUTSIDE
Thorndale is conveniently positioned with excellent access to a range of North Hull's amenities and services, with the nearby Kingswood Retail Park being in close proximity.
The immediate setting offers a limited number of well presented family homes within the cul-de-sac environment, with wrought iron entrance gates providing access to a brick sett drive suitable for parking and a front garden area with wrought iron fencing.
The driveway leads to a detached garage with up and over access door and offering full power and lighting. Gated access leads around to the rear of the property, with an extensive patio area extending from the immediate building footprint, with a generous laid to lawn grass section, being one of the larger plots in the vicinity, and boarded fencing to perimeter boundaries. A flagged hardstanding at rear of the garage accommodates two all-weather composite sheds with fitted bases (included in sale). External tap, light points and power socket also.
Given the scale and size of home and the program of extension that's taken place, internal viewing comes highly recommended.

FIXTURES AND FITTINGS
Various quality fixtures and fittings may be available by separate negotiation.

SERVICES
(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the current Kingston Upon Hull City Council tax band is 'B'.

TENURE
We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

VIEWING
Strictly by appointment via sole selling agent, Staniford Grays.
Website- Stanifords.com Tel: (01482) 631133
E-mail: swansales@stanifords.com

WEBSITES
www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

MORTGAGE CLAUSE
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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At Green & Green, we specialise in supporting home-buyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.

PROPERTY PARTICULARS-DISCLAIMER
PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."
The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

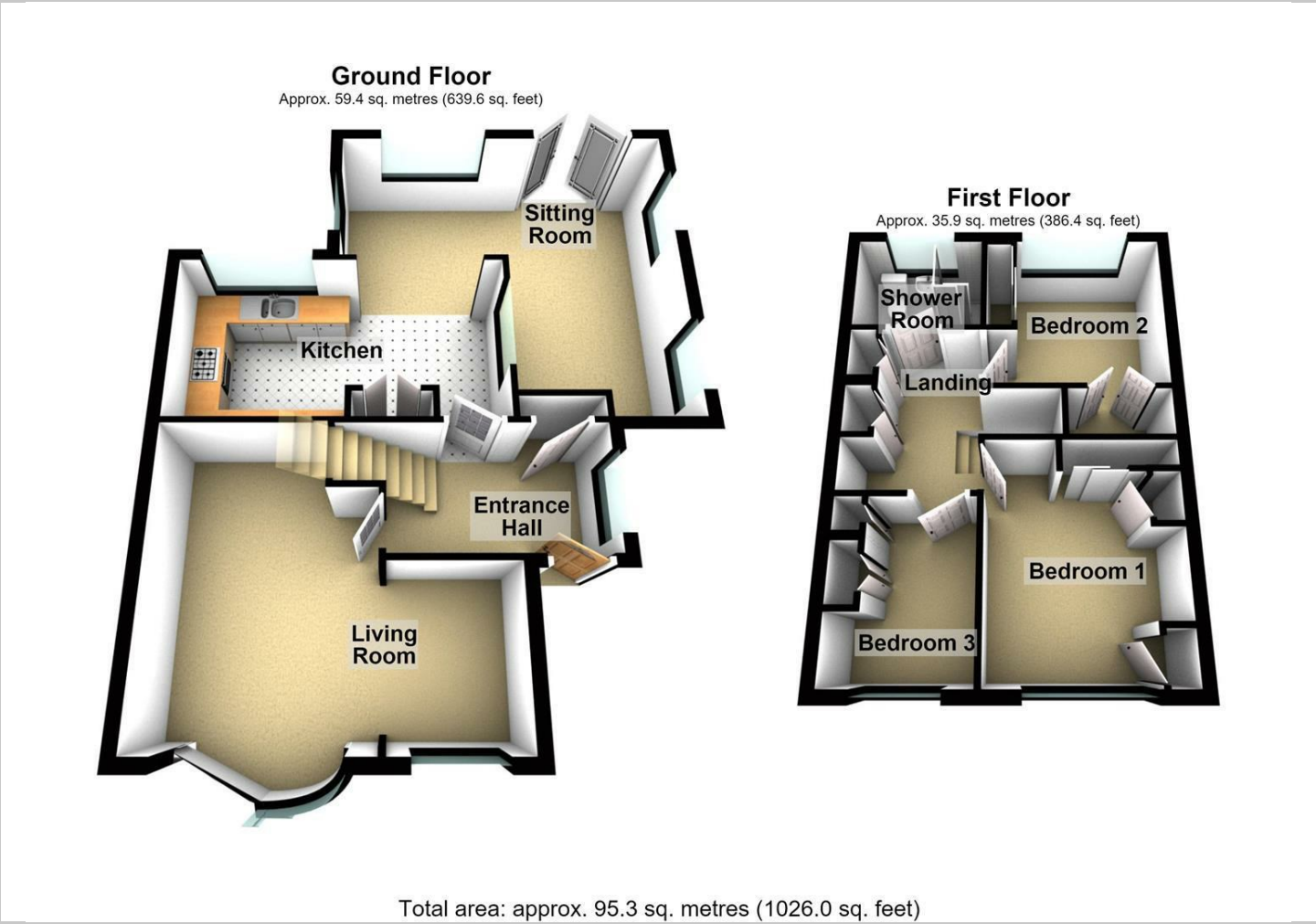
MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

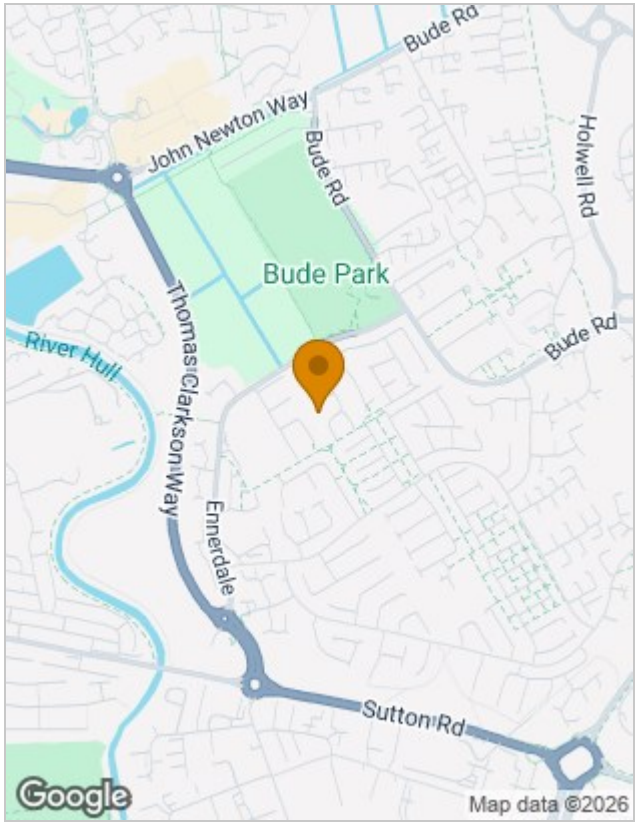
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

FEES
The agent confirms that vendors and prospective purchasers may be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.

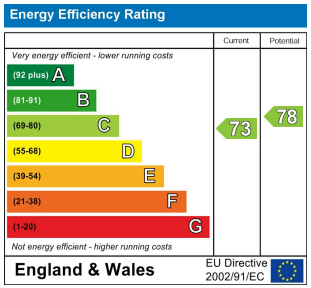
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Swanland Office Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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