Whitakers
Estate Agents









42 Thornfields, Thorngumbald, HU12 9UJ

Offers Over £225,000

This immaculately presented THREE BEDROOM SEMI DETACHED home really does need to be viewed to be fully appreciated!

Situated in a peaceful cul-de-sac on the sought after Thornfields development in the ever popular village of Thorngumbald, the property occupies an enviable position enjoying open views over neighbouring countryside to the rear whilst also being close to local shops, schools and amenities.

Much improved and remodelled by the current owners, the property briefly comprises: entrance hallway, downstairs cloakroom, spacious modern dining kitchen and a conservatory to the ground floor whilst to the first floor there are three bedrooms and a family bathroom.

Having the additional benefit of private driveway parking for multiple vehicles together with the stunning open aspect west facing rear garden, the property also benefits from gas central heating and uPVC double glazing throughout and internal viewing is highly recommended!

The Accommodation Comprises

Entrance & Hallway
Composite door into entrance hallway with carpeted flooring, central heating radiator, stairs to first floor landing and door into.....

Lounge 14'2 x 12'3 (4.32m x 3.73m)



The bright and spacious lounge features uPVC windows to front and side aspect, carpeted flooring, central heating radiator and living flame gas fire.

Lounge Feature



Open Plan Dining Kitchen 15'4 x 9'8 (4.67m x 2.95m)



Having been remodelled by the current owners, the open plan kitchen/dining room features a range of contemporary white shaker style fitted wall and base units with contrasting work surfaces and splashbacks and a 4 ring gas hob with extractor over and electric oven below. Ceramic 1 1/2 bowl sink drainer, plumbing for automatic washing machine, uPVC door into rear garden and breakfast bar with additional storage. The hardwood flooring extends into the dining area with central heating radiator, under stair cupboard and uPVC French doors into conservatory.

Conservatory 12' x 8' (3.66m x 2.44m)



With Laminate flooring and uPVC French doors into rear garden.

Downstairs Cloakroom



With low flush wc, hand wash basin, central heating radiator and uPVC window to front aspect.

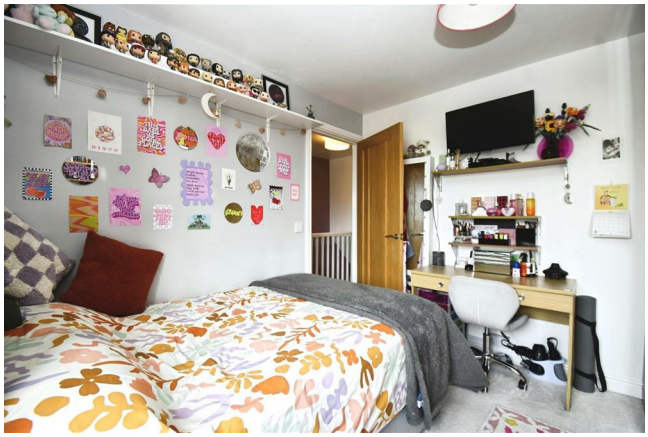
First Floor Landing
Stairs from entrance hallway to first floor landing with carpeted flooring, central heating radiator, storage cupboard and loft access hatch with drop down ladder to part boarded loft space..

Bedroom One 14'2 x 9'3 (4.32m x 2.82m)



uPVC window to front aspect, carpeted flooring, fitted wardrobes and central heating radiator.

Bedroom Two 9'10 x 9'3 (3.00m x 2.82m)



uPVC window to rear aspect, carpeted flooring and central heating radiator.

Bedroom Three 6'9 x 6'6 (2.06m x 1.98m)



uPVC window to front aspect, carpeted flooring and central heating radiator.

Family Bathroom 6'1 x 5'9 (1.85m x 1.75m)



Bath with electric shower over, low flush wc and hand wash basin. Vinyl flooring, part tiled walls, central heating radiator and uPVC window to rear aspect.

Rear House & Garden



Outside



The low maintenance front garden is laid to decorative aggregate whilst the spacious private side driveway provides off road parking for multiple vehicles. The lovely private west facing rear garden enjoys an open outlook over surrounding countryside and is laid mainly to lawn with paved patio seating and mature borders featuring a wide array of trees plants and shrubs.

Gardens



Views



Local Area

Local Area
Thorngumbald is a village to the East of Hull, with local amenities including shops, a primary school, and everyday services within easy reach. Nearby open spaces and countryside walks are accessible in and around the village. The village enjoys excellent transport links out to the East Coast and into the City of Hull as well as being just a few minutes drive away from the popular market town of Hedon where there are further shopping and leisure facilities.

Tenure

Tenure is Freehold

Council Tax Band

East Riding of Yorkshire Council Tax Band C

EPC Rating

Awaited

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/Tile
Conservation Area - No
Flood Risk - Very Low
Mobile Coverage/Signal - EE, Vodafone, Three, O2
Broadband - Basic 8 Mbps, Superfast 49 Mbps, Ultrafast 1000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No
Planning - No

Whitakers Estate Agent Declaration:

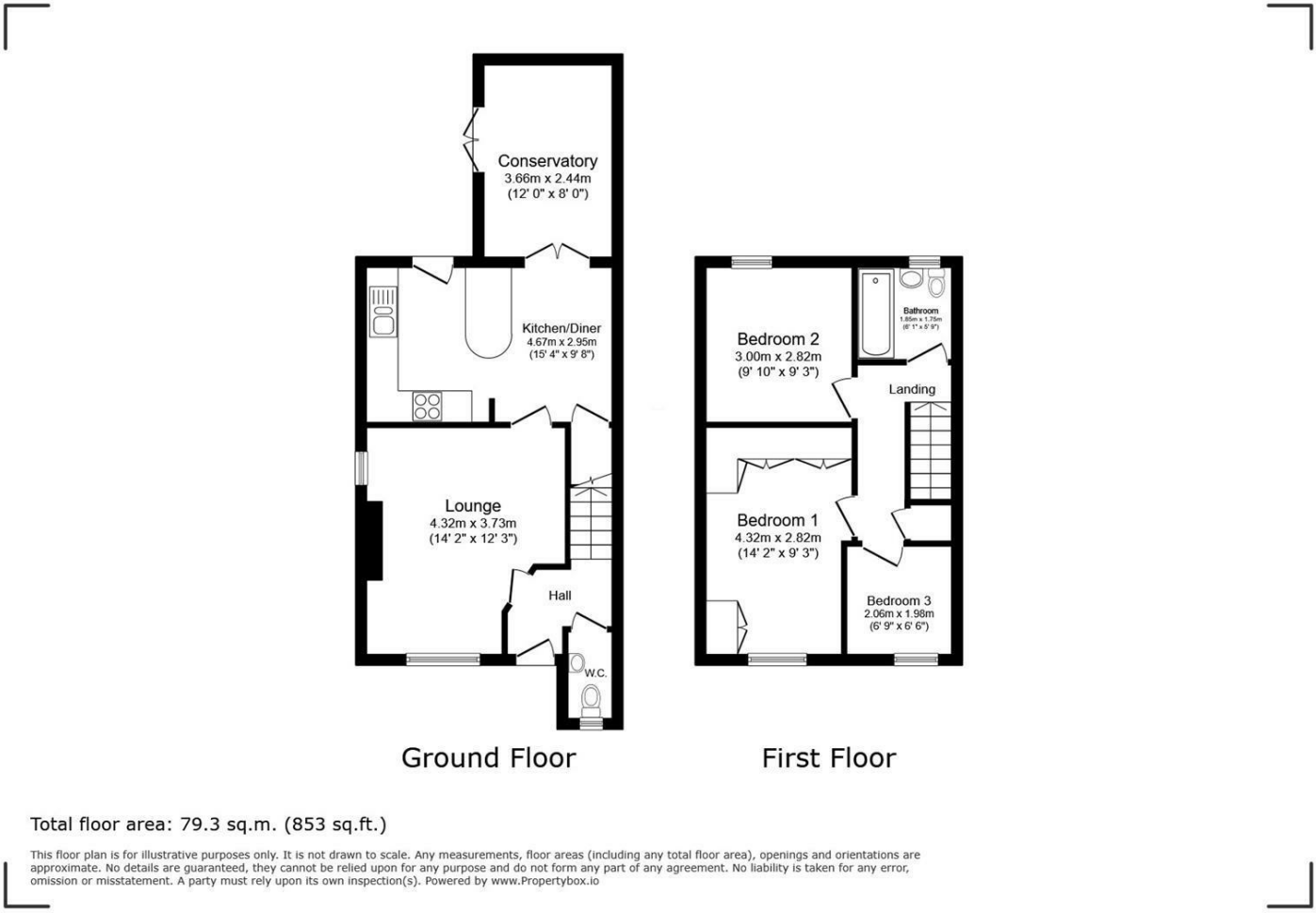
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Offering on a property

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 - the 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.

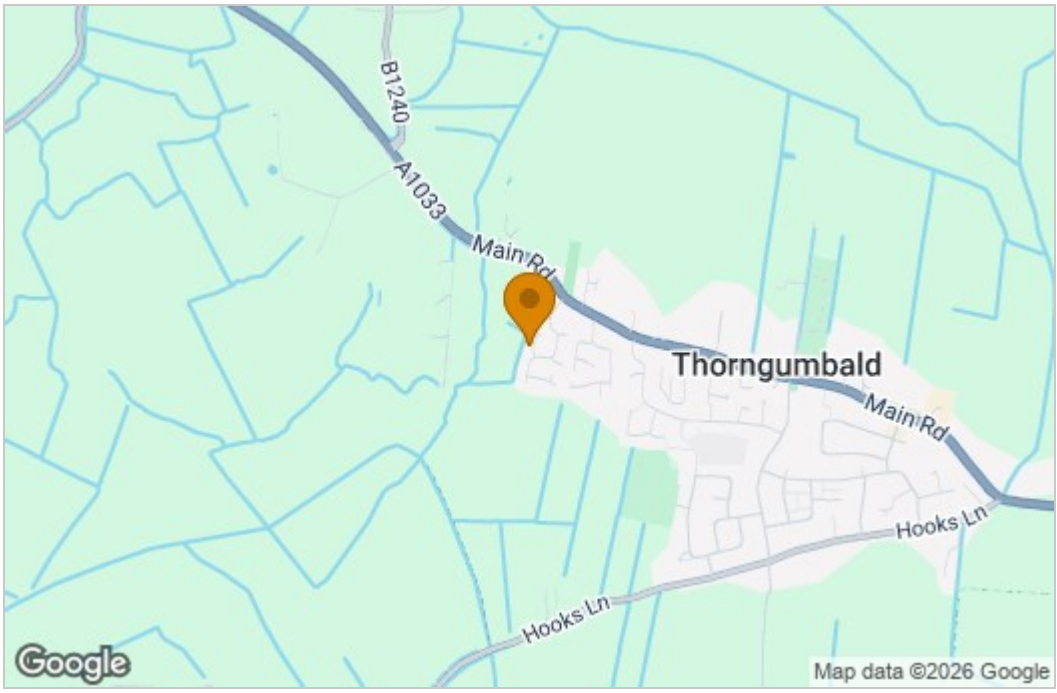
Floor Plan



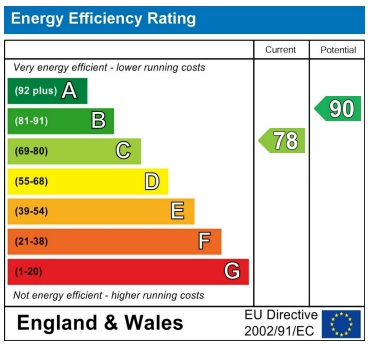
Total floor area: 79.3 sq.m. (853 sq.ft.)

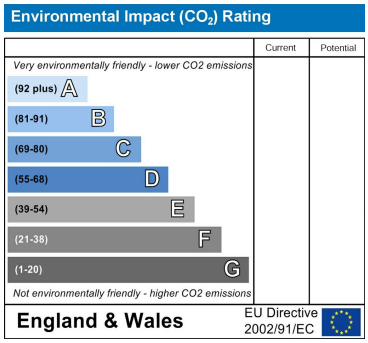
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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