Whitakers
Estate Agents









18 St. Marys Drive, Hull, HU12 9NS

£235,000

This EXTENDED Semi Detached Dormer Bungalow with DRIVEWAY, providing ample OFF ROAD PARKING SPACE and access to the GARAGE also includes fitted SOLAR PANELS providing energy efficient electricity. Enjoying a cul de sac setting within the sought after East Riding village of Thorngumbald.

The property offers generously proportioned accommodation with a contemporary front entrance door opening to welcome you in to view . Once inside, the property has a lovely homely feel with open plan living spaces well designed for family life and gatherings.

The comfortable LOUNGE has French doors opening to the DINING area with adjoining SNUG, offering comfortable space for the the family to relax and unwind. At the heart of this home is the EXTENDED, OPEN PLAN BREAKFAST KITCHEN, enjoying views over the delightful garden, creating a lovely space for entertaining family & friends. There is a ground floor W.C. and THREE DOUBLE BEDROOMS to the first floor with bedroom three, currently used as the home office/ STUDY.

Outside there is a delightful rear GARDEN, mainly laid to lawn with block paved patio areas, provide ample seating areas, ideal for dining "al fresco" or to just sit and admire the wonders of this outdoor space.

There is a DRIVEWAY, providing ample OFF ROAD PARKING SPACE and access to the GARAGE.

The property includes fitted SOLAR PANELS providing energy efficient electricity.

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, with further leisure and shopping facilities available in the town of Hedon & Hull.

Accommodation Comprising

Entrance & Hallway



A contemporary composite front entrance door opens into the hallway, welcoming you in to view the generously proportioned accommodation on offer.

Open Plan Breakfast Kitchen 19'8" x 9'4" (max) (6.00 x 2.86 (max))



An extensive breakfast kitchen with a superb range of high gloss units fitted to base and walls. Built in oven with gas hob and stainless steel extractor hood above. Integrated washing machine and space for fridge freezer. Stainless steel sink with mixer tap and drainer. Ample space for breakfast table & chairs. Two double glazed windows to side and rear elevations and double glazed door opening to provide access to the rear garden and driveway.

Breakfast Area



Kitchen Only



Dining Room & Snug 19'8" x 9'8" (max) (6.00 x 2.95 (max))



French doors open from the lounge into this extensive dining room with adjoining snug with patio doors opening out to the garden providing a lovely social space, ideal for entertaining. Radiator , laminate flooring and double doors opening to the breakfast kitchen.

Snug



Lounge 18'4" x 11'1" (5.61 x 3.38)



A comfortable lounge, perfect for the family to relax and unwind with feature French doors opening into the dining room, creating ample space for family gatherings, entertaining family & friends. Double glazed window to front elevation and radiator.

Ground Floor W.C. 4'7" x 3'3" (1.42 x 1.0)



Ground floor W.C. with toilet and wash basin.

Family Bathroom 15'7" x 5'9" (4.76 x 1.77)



A recently fitted family bathroom with four piece suite to include: panelled bath, shower cubicle, vanity sink unit, low level W.C. and built in sauna. Two double glazed windows and radiator.

Bedroom One 12'1" x 11'2" (3.69 x 3.41)



A double bedroom with a range of fitted wardrobes. Double glazed window and radiator.

Bedroom Two 10'4" x 10'2" (3.16 x 3.10)



A further double bedroom with double glazed window and radiator.

Bedroom Three 10'7" x 8'0" (3.23 x 2.45)



Currently used as the home office with double glazed window and radiator.

Gardens



Delightful rear garden, mainly laid to lawn with block paved patios, providing ample space for outdoor furniture and dining "al fresco", a lovely outdoor space for the family to enjoy.

Rear House & Garden



Driveway & Garage



To the front of the property is a decorative stone chip forecourt and a side drive leading down to the garage, providing ample off road parking space for several vehicles.

Solar Panells
Solar panels are fitted providing energy efficient electricity to the property.

Tenure
Tenure is Freehold

Council Tax Band
East Riding of Yorkshire Council Tax Band C

EPC Rating
EPC Rating C

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 - 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.

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 sale 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 - O2/ EE/ Vodafone and Three all good
Broadband - Basic 9 Mbps/ Superfast 61 Mbps/ Ultrafast 1800 Mbps
Coastal Erosion - No
Coalfield or Mining Area - 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.

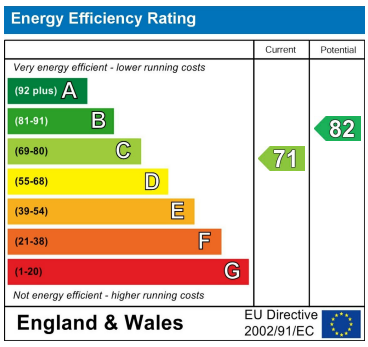
Floor Plan

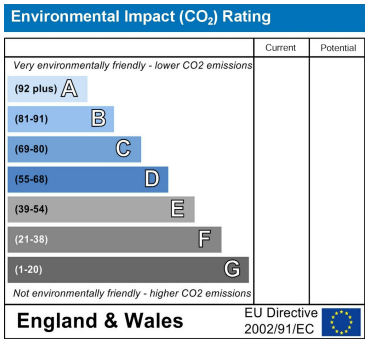


Area Map



Energy Efficiency Graph





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