Whitakers
Estate Agents









Braemuir Main Road, Thorngumbald, HU12 9LS

Offers Around £215,000

This most spacious 2 bedroom semi-detached TRUE bungalow is available to purchase with NO ONWARD CHAIN!

Ideally situated in the sought after village of Thorngumbald, close to local shops, schools, and amenities, the property is also just minutes away from the popular market town of Hedon with its further range of shops and leisure facilities as well as boasting excellent transport links into the City of Hull and out to the East Coast.

Being ideal for downsizers and families alike, the property briefly comprises: front porch, entrance hallway, spacious lounge opening onto the stunning rear garden, kitchen, 2 double bedrooms and modern shower room.

Also benefitting from the aforementioned south westerly facing rear garden, private driveway and garage together with gas central heating and uPVC double glazing, this property really does need to be viewed to fully appreciate the scale and potential of the accommodation available!

The Accommodation Comprises

Front Porch
uPVC entrance door into front porch with uPVC windows and internal door into.....

Entrance Hallway




Spacious entrance hallway with carpeted flooring, central heating radiator and access hatch to loft.

Lounge 11'11 x 18'9 (3.63m x 5.72m)



Bright and welcoming Lounge with carpeted flooring, central heating radiator, fireplace with inset electric fire and uPVC French doors with glazed side panels opening into the rear garden.

Kitchen 11'11 x 9'5 (3.63m x 2.87m)




With a range of fitted wall and base units, complementary work surfaces and breakfast bar seating. 4 ring halogen hob with electric fan oven below, ceramic sink/drainer and plumbing for automatic washing machine. Vinyl flooring, uPVC window to side aspect and rear aspect and uPVC door into rear garden.

Bedroom One 13' x 12' (3.96m x 3.66m)




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

Bedroom Two/Dining Room 13' x 10'8 (3.96m x 3.25m)




Double bedroom, currently used as a dining room with two uPVC windows to front and side aspect, carpeted flooring and central heating radiator.

Bathroom 8'3 x 5'4 (2.51m x 1.63m)



Modern Shower room comprising walk in shower with glazed partition and wall mounted electric shower, low flush wc and vanity hand wash basin. Tiled walls, vinyl flooring, heated towel rail and uPVC window to side aspect.

Outside





The front of the property is a lawned garden with gravelled off road parking and a private side driveway providing further off road parking and leading to the detached garage. Gate access leads to the stunning south westerly facing rear garden laid mainly to lawn with borders featuring

a wide array of mature trees, plants and shrubs together with paved patio seating area, summer house, storage shed and fencing to perimeters.

Garage



Situated at the foot of the private side driveway with electric up and over door, electric supply, side entrance door and uPVC window.

Tenure
The property is Freehold

Council Tax
Council Tax band C
East Riding of Yorkshire Council

EPC
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.

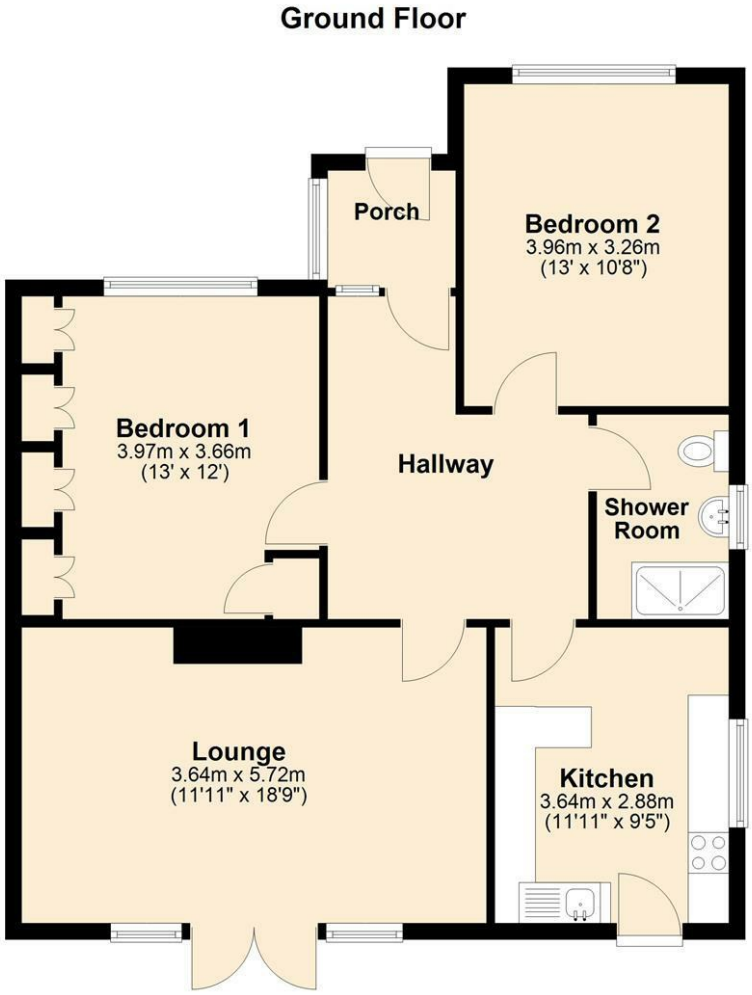
Material Information:
Construction - Brick/Tile
Conservation Area - No
Flood Risk - Very Low
Mobile Coverage/Signal - EE, Vodafone, Three, O2
Broadband - Basic 10 Mbps, Superfast 34 Mbps, Ultrafast 1000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No
Planning - No

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.

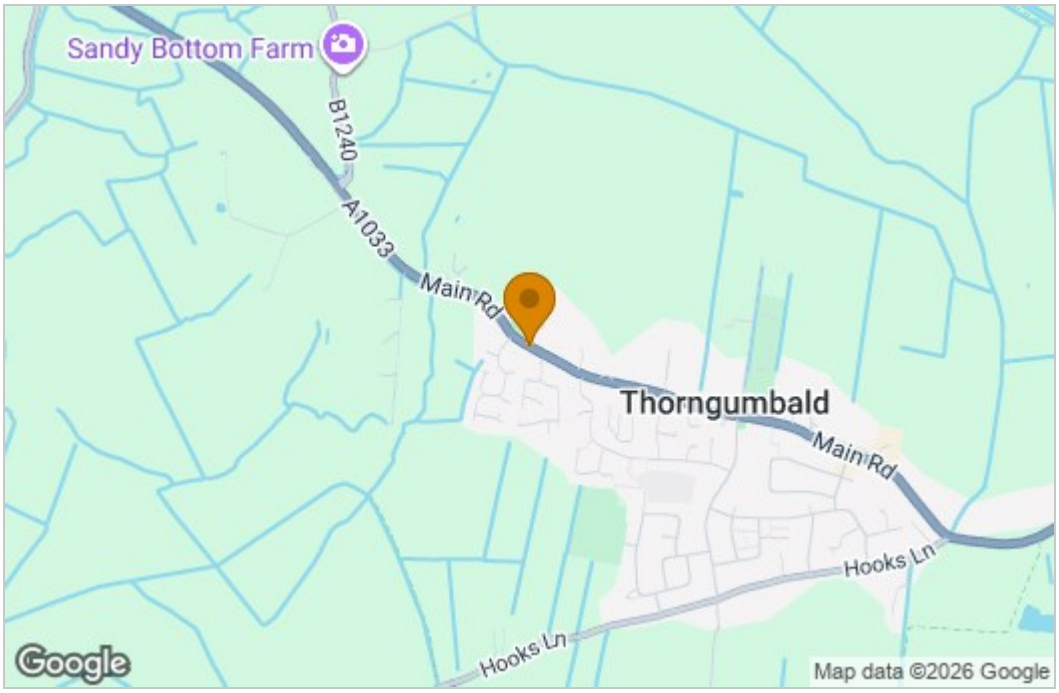
Offering on a property
In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The 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.

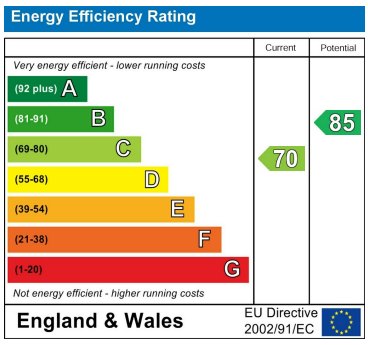
Floor Plan

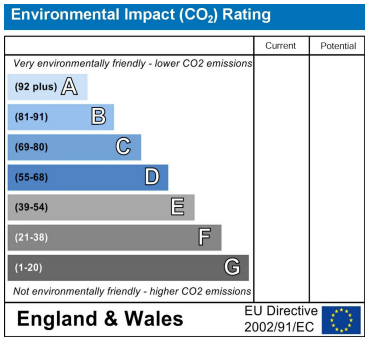


Area Map



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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