



35 Summergangs Drive, Thorngumbald, HU12 9PP

£210,000

This Superb SEMI DETACHED DORMER BUNGALOW enjoys the sought after village setting of Thorngumbald. The property has been lovingly upgraded by the current owner to present a turn key opportunity, ready for a new family to move straight into.

The well proportioned accommodation includes: THREE double BEDROOMS, offering versatile sleeping arrangements with bedroom Three being on the ground floor. There is a modern family BATHROOM, majority-tiled and includes a P shape bath with overhead shower and screen, WC and wash basin.

The EXTENDED KITCHEN has a superb range of fitted units and an worktop space, open plan to the breakfast/ dining area, creating a lovely space for entertaining family & friends. The LOUNGE is bright and spacious with feature fireplace and French doors opening out to the rear garden.

Outside there is a PRIVATE DRIVEWAY providing ample OFF ROAD PARKING and access to the detached GARAGE. The rear GARDEN is mainly laid to lawn with decorative shrubbery and colourful plantings to borders. There is a timber garden shed with an enclosed seating area, a perfect spot to sit and take in the delights of this wonderful outdoor space, beautifully designed for family gatherings and dining "al fresco" 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

Public transport links include local bus services from Thorngumbald into Hull city centre, with typical journey times of around 25–35 minutes depending on route and traffic. The nearest railway stations are in Hull, offering services to destinations such as Leeds, Sheffield, York, Manchester and London. Road connections via the A1033 provide access towards Hull and the wider East Riding area.

Viewing is highly recommended!

Accommodation Comprising

Entrance & Hallway

Entrance is via the side elevation with a door opening to welcome you in to view the beautifully presented accommodation on offer.

Lounge 15'1" x 11'5" (4.61 x 3.50)



A comfortable, light and airy lounge with feature fireplace and French doors enjoying views and opening out to the rear garden. Radiator and double doors opening to the dining area.

Lounge Feature



Study/ Dining Area 13'2" x 11'11" (4.02 x 3.64)



A light and airy versatile room that could be a more formal dining area / study with double

glazed window to front elevation and staircase taking you up to the first floor.

Garden



To the front of the property is a decorative pebbled area with attractive shrubbery to borders. The rear garden is mainly laid to lawn with decorative shrubbery and colourful plantings to borders. There is a timber garden shed with an enclosed seating area, a perfect spot to sit and take in the delights of this wonderful outdoor space, beautifully designed for family gatherings and dining "al fresco"

Garden Seating Area



Open Plan Dining/ Breakfast Kitchen 18'9" x 9'1" (5.73 x 2.78)



The extended kitchen to dining area, creates a lovely space for entertaining family & friends. There is a good range of fitted units to base and walls with complimentary work surface and splashbacks. Stainless steel sink with drainer and mixer tap. Plumbed for automatic washing machine and dishwasher. Space for fridge freezer and slot in cooker with stainless steel extractor hood above. Open to the dining/ breakfast area providing ample space for table & chairs. Two double glazed windows and door to the rear garden. Radiator and laminate flooring.

Dining Kitchen Area



Kitchen Area



Garden Borders



Ground Floor Bedroom Three 10'3" x 8'10" (3.14 x 2.70)



A ground floor double bedroom with double glazed window and radiator.

Ground Floor Bathroom



The family bathroom has a modern three piece suite in white with P shape bath, overhead shower and glazed screen. Low level W.C. and pedestal wash basin. Towel heater, double glazed window and vinyl floor covering.

Bedroom One 16'2" x 8'4" (4.93 x 2.55)



A generously proportioned double bedroom with ample space for bedroom furniture. Double glazed window, radiator and laminate flooring.

Bedroom Two 11'5" x 8'9" (3.50 x 2.67)



A light and airy double bedroom with double glazed window and radiator.

Decking



Garage & Driveway



A private driveway provides ample off road parking and access to the detached garage. Garage with metal up and over door providing vehicle access. Double

Gardens



Tenure

Tenure is Freehold

Council Tax Band

East Riding of Yorkshire Council Tax Band C

EPC Rating

TBC

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 - EE/ O2/ Three and Vodafone all okay

Broadband - Basic 16 Mbps/ Superfast 61 Mbps/

Ultrafast 1000 Mbps

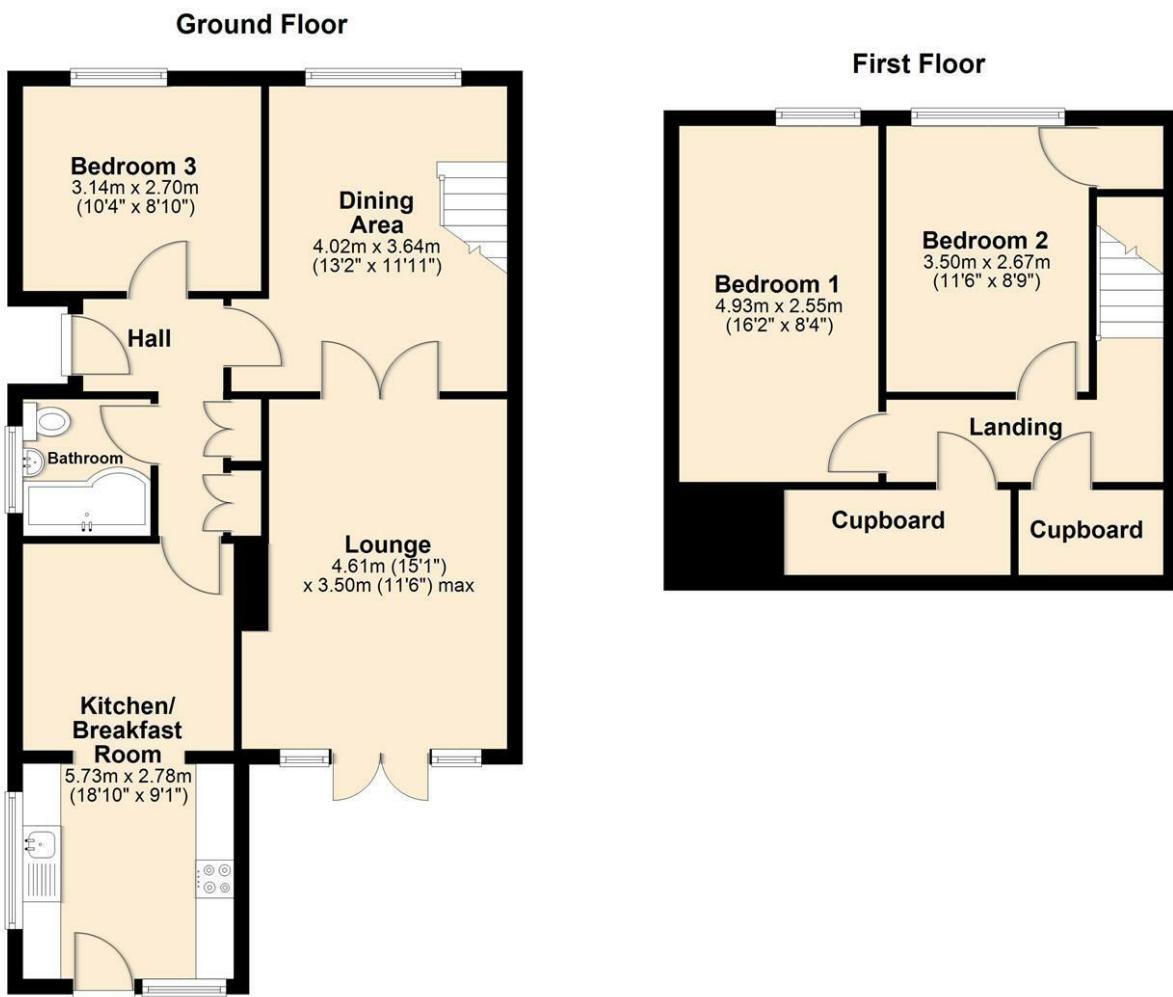
Coastal Erosion - No

Coalfield or Mining Area - No

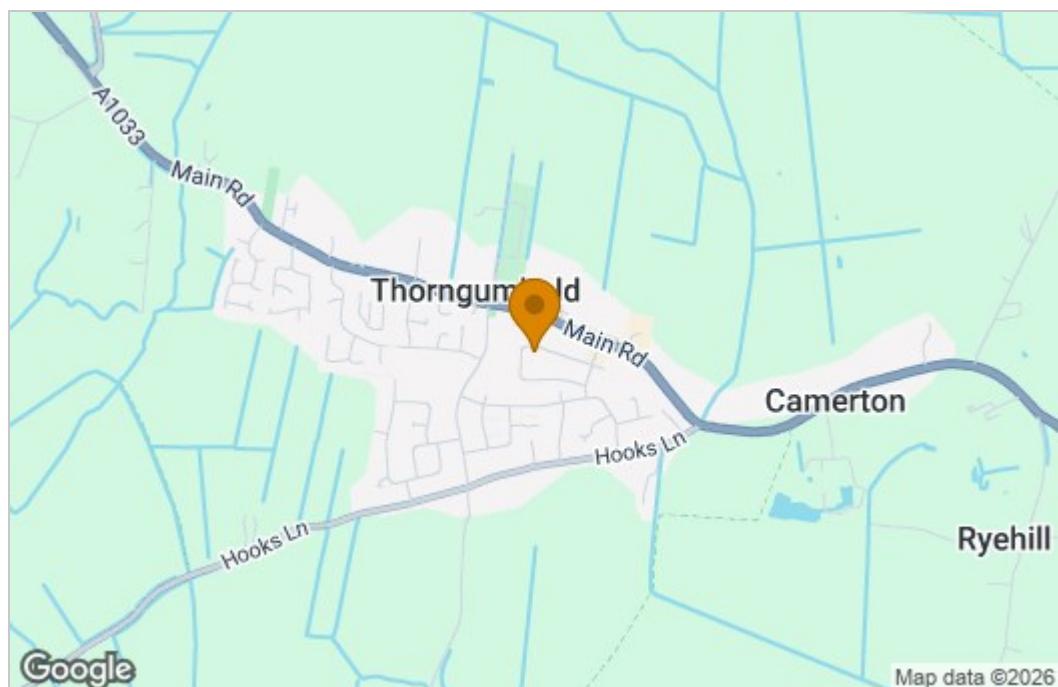
Whitakers Estate Agent Declaration.

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.

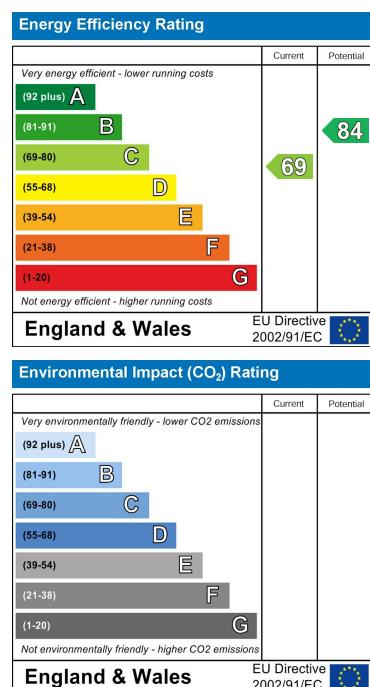
Floor Plan



Area Map



Energy Efficiency Graph



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.