

Whitakers

Estate Agents



7 Chestnut Avenue, Thorngumbald, HU12 9LD

£150,000

LOCATED IN THE POPULAR HOLDERNESS VILLAGE OF THORNGUMBALD. This modern style semi detached house comprises entrance porch, lounge, fitted kitchen, two bedrooms of good proportion and a bathroom. Enjoying contemporary fixtures and fittings throughout, the property has gas central heating to radiators and double glazing, a pleasant rear garden and off street parking to the front and will appeal to the first time buyer, the small family and indeed, the purchaser looking to downsize.

EPC rating D

The Property Comprises

Entrance Hall

White uPVC door to the side aspect, laminate flooring with convenient fitted door mat.

Lounge 14'7" x 12'1" (4.45 x 3.69)



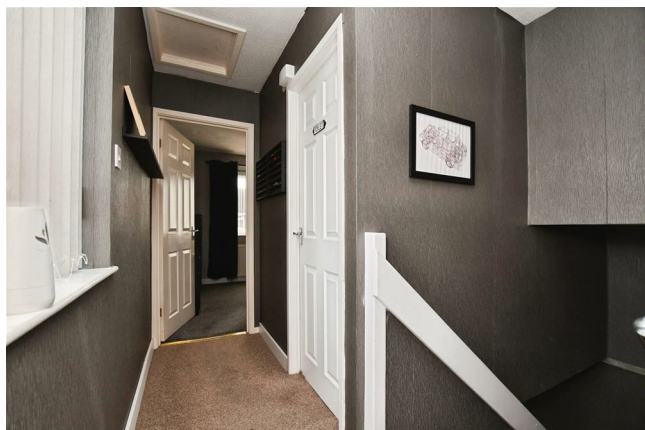
uPVC Bow window to the front aspect, radiator and laminate flooring.

Kitchen 8'9" x 12'1" (2.67 x 3.69)



uPVC window and door to the rear aspect, wall drawer and base units with contrasting worktops, cladding splash back, stainless steel sink, Electric Hob, oven and space for freestanding appliances. Radiator and laminate flooring.

First Floor Landing



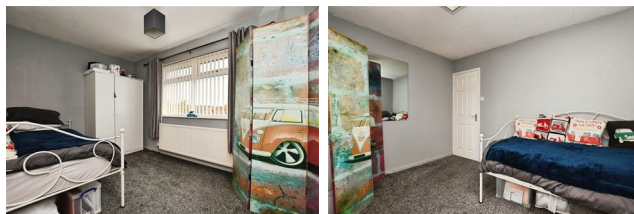
uPVC window to the side aspect, loft hatch access and carpeted flooring.

Bedroom One 8'9" x 12'1" (2.67 x 3.70)



uPVC window to the front aspect, radiator and carpeted flooring.

Bedroom Two 8'4" x 12'1" (2.56 x 3.70)



uPVC window to the rear aspect, radiator and carpeted flooring.

Bathroom



Modern bathroom comprising bath with electric shower over and fitted screen, low flush wc and hand wash vanity basin. Radiator, laminate flooring, cladding to the walls, extractor fan.

Gardens



To the front off the property the paved/graveled driveway giving off street parking for multiple cars. To the rear is a low maintenance good sized garden with paved patio area/additional parking through double gates, grassed lawn, handy storage shed to the rear with wooden fencing to the perimeter.

Tenure

This Property is Freehold.

Council Tax

East Riding Of Yorkshire
Band B

EPC

EPC rating D

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 19 Mbps Superfast 40 Mbps

Ultrafast 1000 Mbps

Coastal Erosion - No

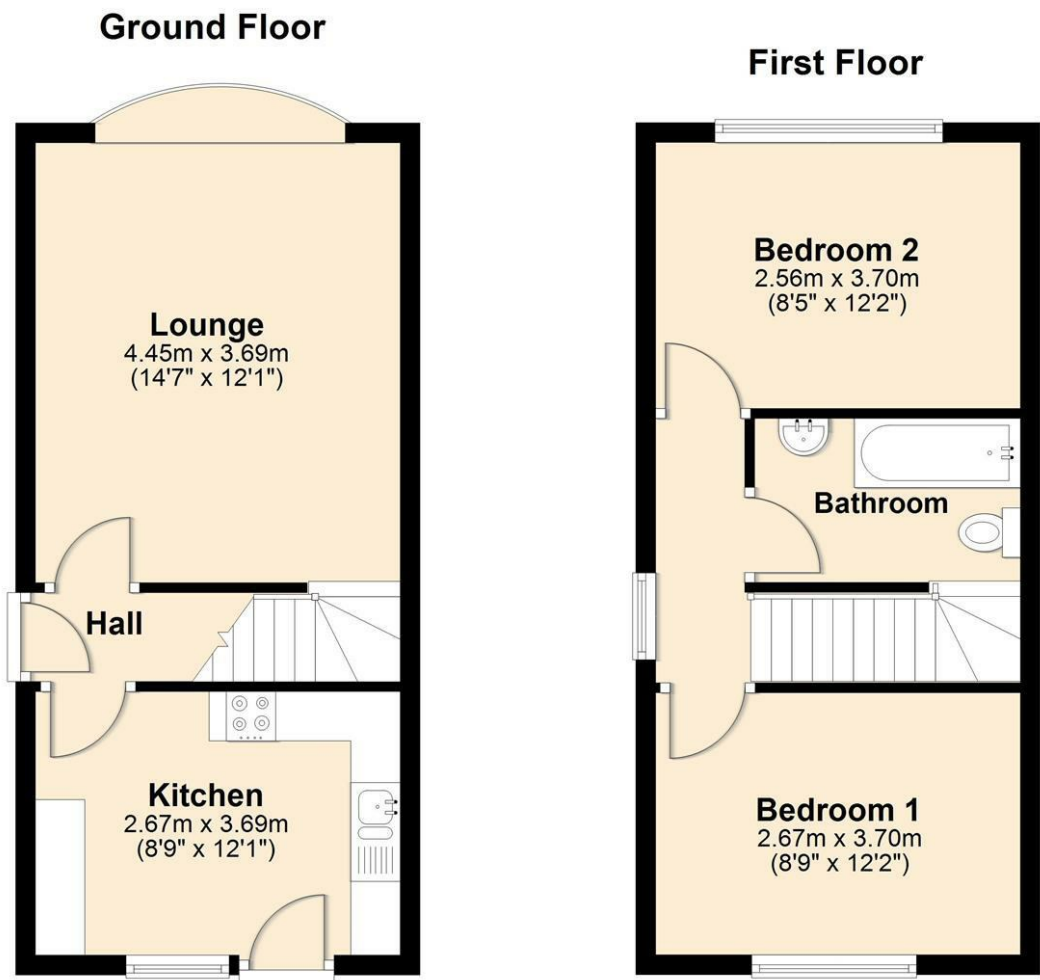
Coalfield or Mining Area - No

Planning - No

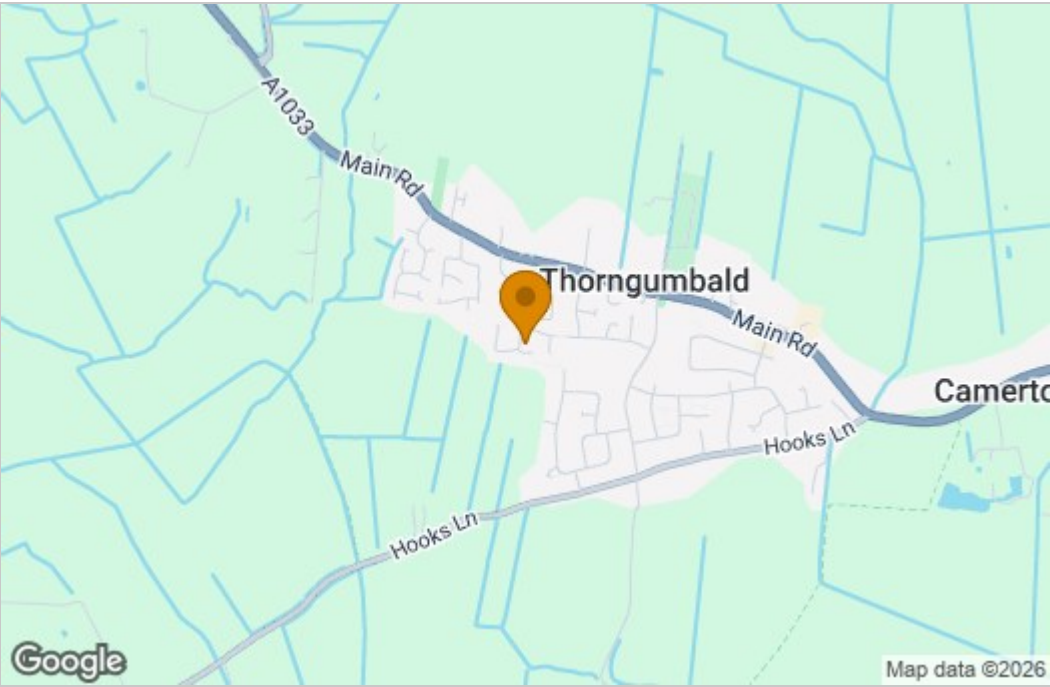
Whitakers Estate Agent Declaration:

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.

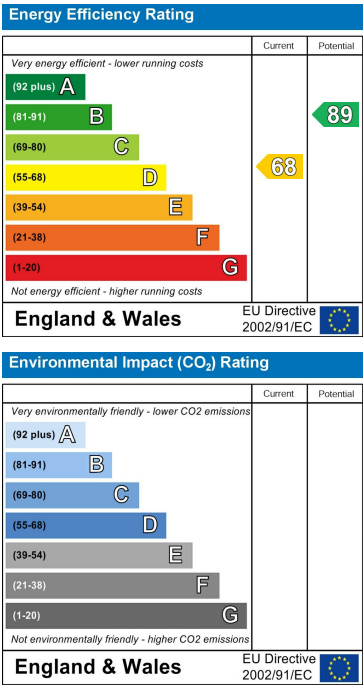
Floor Plan



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.