

# Whitakers

Estate Agents



**74 St. Martins Road, Thorngumbald, HU12 9PL**

**£265,000**

EXTENDED, SEMI DETACHED DORMER BUNGALOW with a fabulous OPEN PLAN LIVING/DINING/KITCHEN with BIFOLD DOORS opening out to the GARDEN, creating a wonderful space for family gatherings, entertaining family & friends. The accommodation is tastefully styled throughout, boasting THREE DOUBLE BEDROOMS, master bedroom with EN SUITE. The extensive layout to the ground floor has a comfortable LOUNGE with feature fireplace and large windows allowing ample light to flow through, STUDY/ STORAGE room, and a lavish family BATHROOM featuring a free standing bath and separate shower cubicle. At the heart of this home is the fabulous OPEN PLAN LIVING/ DINING/ KITCHEN with bi fold doors opening out to the rear GARDEN, creating a wonderful social space, perfect for entertaining family & friends. The easily maintained rear garden, well designed for dining "al fresco" There is a paved patio with gated access to the artificial grass and BBQ area and a well equipped timber Summer House, a lovely space to retreat and relax.

There is ample OFF ROAD PARKING to the front elevation and a DRIVEWAY leading to the GARAGE.

If you love to entertain, this one should be high on your viewing list!

Thorngumbald is a village to the east of Hull, an array of local amenities including shops, primary schooling and everyday services. Further facilities, secondary schools and a wider range of shops and leisure options can be found in nearby town of Hedon and Hull.

Good transport links connect Thorngumbald with Hull city centre, with bus services typically taking around 25–35 minutes. From Hull Paragon Interchange, there are regular rail services towards Beverley, Bridlington, York, Leeds and Manchester, making this location convenient for regional commuting while retaining a village setting.



## Accommodation Comprising

### Entrance & Hallway

Entrance via the side elevation with a composite door opening into the hallway, welcoming you in to view the generously proportioned accommodation on offer. Radiator and laminate flooring.

Lounge 20'10" x 15'0" (max) (6.37 x 4.58 (max))



A comfortable lounge with feature fireplace and two double glazed windows to front elevation, with ample space for dining table & chairs, a lovely room for the family to relax and unwind. Radiator and laminate flooring.

### Lounge Feature



### Study / Storage

Useful study/ storage room with radiator.

## Dining Area



## Open Plan Kitchen to Family Area



At the heart of this home is the fabulous open plan layout incorporating the kitchen with utility and the family / dining area. Bi fold doors open out to the garden patio area, creating a wonderful space for entertaining family & friends.

Open Plan Living/ Dining / Kitchen 21'4" x 14'4" (max) (6.52 x 4.39 (max))



An impressive range of high gloss units with complimentary work surface, incorporating central island with induction hob and sink with mixer tap. Built in double oven and microwave. Space for American style fridge freezer, three large roof windows and tiled flooring throughout.



Bi-folding doors lead from the seating area to the garden and the spacious dining area.

#### Open Plan Kitchen 1



#### Utility

There is a useful utility cupboard just off the kitchen providing storage and plumbing for automatic washing machine, tumble dryer and etc.

#### Bedroom One 12'9" x 11'1" (3.90 x 3.39)



A double bedroom with double glazed window and radiator. Door to En Suite

#### En Suite



Fully tiled with walk in shower cubicle, low level w.c. and vanity unit housing the wash basin,. Double glazed window and radiator.

#### Bedroom Two 19'10" x 9'0" (6.07 x 2.76)



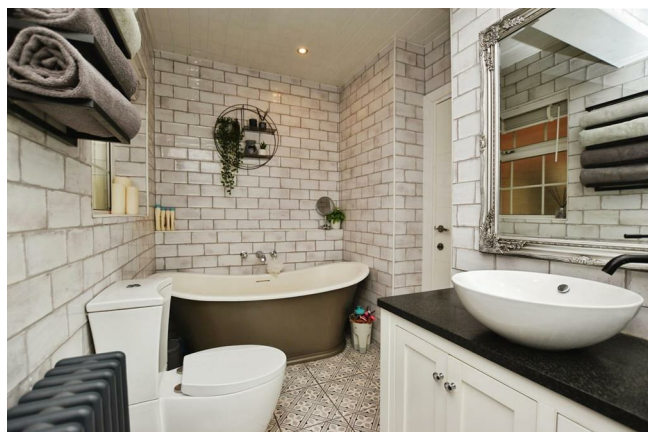
A double bedroom with two double glazed windows to front elevation and radiator.

#### Bedroom Three 11'8" x 9'6" (3.56 x 2.92)



A further double bedroom with radiator and a double glazed window overlooking the rear garden.

#### Ground Floor Bathroom



A lavish family bathroom with free standing bath and shower cubicle. Low level W.C. and vanity unit housing the wash basin. Period style radiator and two double glaze windows to the side elevation.



### Garage & Parking

Ample off road parking to the front of the property and driveway leading to the garage.

### Gardens

The rear garden has been designed with ease of maintenance in mind and offers areas for barbecue, composite timber decking, all weather lawn and stunning entertainment room further to the room which is insulated, a bar makes the perfect location for summer dining and entertainment etc. The rear garden enjoys a sunny aspect and is a stunning addition to this property.

### Summer House



### Inside Summer House



### Rear House & Garden



### Inside Summer House 2



### Tenure

Tenure is Freehold

### Council Tax Band

East Riding of Yorkshire Council Tax Band C

### EPC Rating

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 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, Vodafone and Three all okay

Broadband - Basic 16 Mbps/ Superfast 49 Mbps/

Ultrafast 1000 Mbps

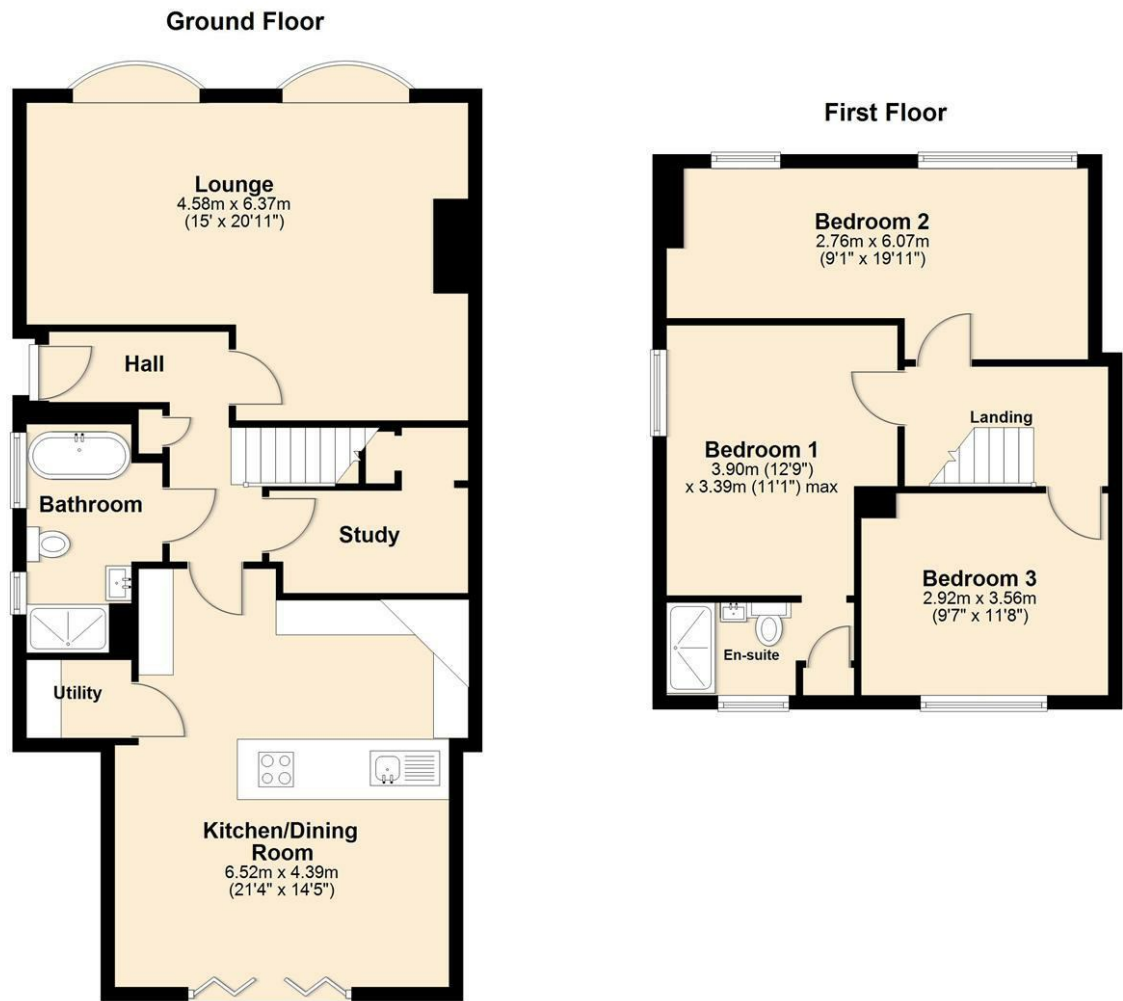
Coastal Erosion - No

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.

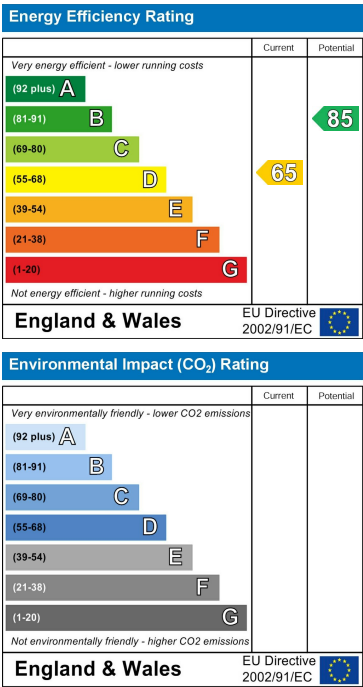
Floor Plan



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.