

# Whitakers

Estate Agents



## 1 Royal Mail Cottages Main Road

Thorngumbald, HULL, HU12 9NF

Offers Over £100,000



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A delightful two bed period cottage house set in the heart of Thorngumbald village within a short stroll to amenities and local transport.

The cottage enjoys a lovely courtyard garden, and briefly comprises of

Lounge with period fireplace, kitchen/dining and ground floor bathroom, two 1st floor bedrooms and has on street parking near by.

Chain free, ideal for the 1st time buyer or down sizer wanting the village lifestyle.

## Entrance

The entrance is via a Upvc double glazed door

## Kitchen

The quaint kitchen has a range of base and wall units with contrasting work surfaces, space for a fridge freezer and plumbing for an automatic washing machine, a radiator and a Upvc double glazed window to the rear aspect, a built in electric oven and four ring electric hob with extractor, tiled splash backs, tiled floor and the stairs to the 2nd floor

## Lounge

Spacious lounge with period decorative fireplace (not working), carpet flooring, radiator and a Upvc double glazed window to the front aspect.

## Rear Porch

The rear porch has a tiled floor and a Upvc double glazed door leading to the rear courtyard garden

## Bathroom

The bathroom has a panel bath, a low level wc and a pedestal wash hand basin, a Upvc double glazed

window to the side aspect, and partial tiled walls and tiled floor.

## Bedroom One

The bedroom has a period decorative feature fireplace (not working), a Upvc double glazed window to the front aspect, a radiator and carpet flooring.

## Bedroom Two

Spacious second bedroom with a radiator and Upvc double glazed window to the rear aspect, a radiator

## Outside

To the rear of the cottage there is a courtyard/garden with brick storage space and the garden has a low level brick wall boundary.

## Disclaimer

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## Agents Notes

Services, fittings and 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.

## Valuations

We offer a free sales valuation service, as an

Tel: 01482 877177

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.

#### Additional Notes

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.



Road Map



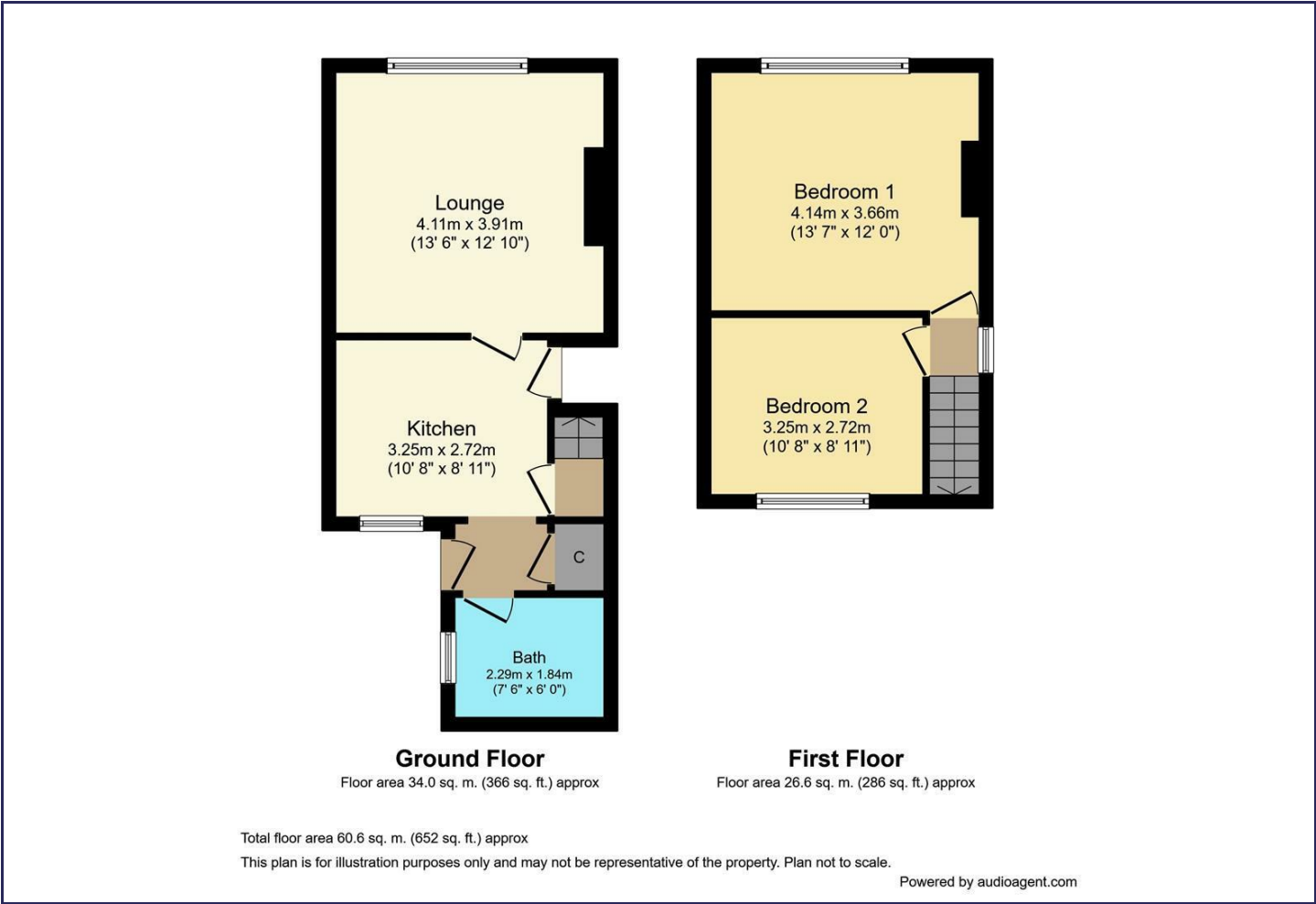
Hybrid Map



Terrain Map



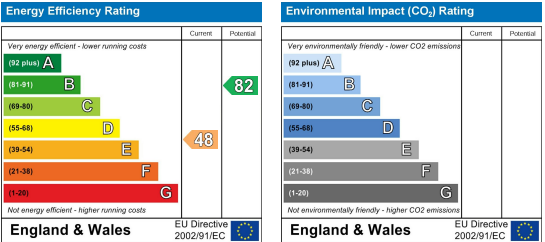
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - Sutton Office Office on 01482 877177 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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