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Matthew  
**Limb**  
MOVING HOME



*7 Sycamore Drive, Thorngumbald, East Yorkshire, HU12 9LF*

- 📍 No Forward Chain
- 📍 Move Straight In
- 📍 Attractive Quarter House
- 📍 One Bedroom
- 📍 C/Heating & D/Glazing
- 📍 Garden Space
- 📍 Courtyard Parking to Side
- 📍 EPC = C

**£75,000**

## INTRODUCTION

This attractive quarter house stands at the end of a cul-de-sac within the popular Holderness village of Thorngumbald. Ready to move straight into with no forward chain, a quick completion is possible. The well presented accommodation has gas fired central heating to radiators, uPVC framed double glazing and briefly comprises a living area, kitchen, one double bedroom and upstairs bathroom. Outside there is garden space to the front of the house and parking is provided in a courtyard to the side.

## LOCATION

Some 8 miles to the east of Hull, the popular rural village of Thorngumbald has a primary school, a number of shops including a convenience store and post office, leisure facilities, general amenities and regular public transport. Access is therefore readily available towards the coast or Hull city centre.

## ACCOMMODATION

Residential entrance door to:

### LIVING ROOM

13'1" x 8'8" approx (3.99m x 2.64m approx)

Extending to 15'9" approx. With windows to front and side elevations. A wrought iron spiral staircase leads up to the first floor landing.



### ALTERNATIVE VIEW





### *KITCHEN*

With fitted base and wall units, sink and drainer, cooker slot, plumbing for an automatic washing machine, window to front elevation.



### *FIRST FLOOR*

#### *LANDING*

#### *BEDROOM 1*

13'0" x 7'10" approx (3.96m x 2.39m approx)

With windows to both front and side elevations, boiler cupboard to corner,



### *ALTERNATIVE VIEW*



### *BATHROOM*

With suite comprising bath with shower over, rail and curtain, low level W.C and wash hand basin, tiled surround.



### *OUTSIDE*

There is a garden space to the front set to slate for ease of maintenance, Parking is provided in a courtyard to the side.

### *TENURE*

Freehold

### *COUNCIL TAX BAND*

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band A. We would recommend a purchaser make their own enquiries to verify this.

### *FIXTURES & FITTINGS*

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

### *VIEWING*

Strictly by appointment through the agent. Brough Office 01482 669982.

## AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

## PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.

## STAMP DUTY LAND TAX

Purchase Price of Property

£0 - £125,000 0%  
 £125,001 - £250,000 2%  
 £250,001 - £925,000 5%  
 £925,001 - £1,500,000 10%  
 £1,500,001 and over 12%

Rates Paid on the Part of the Property Price Within Each Tax Band

Should you have any queries please contact our office for clarification.

## VIEWING APPOINTMENT

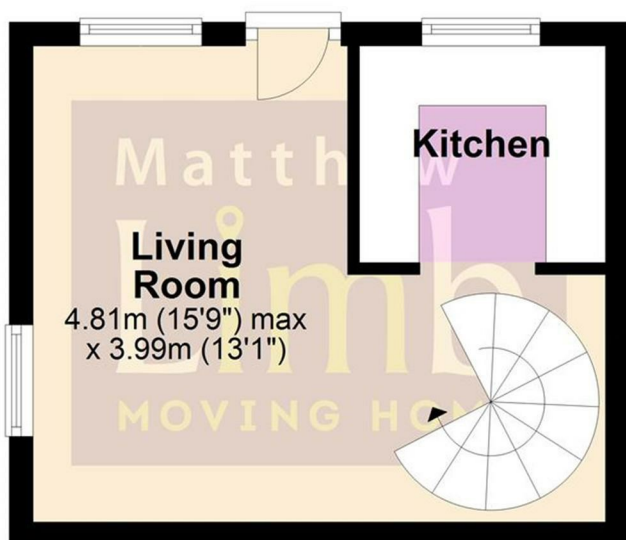
TIME .....DAY/DATE .....

SELLERS NAME(S) .....



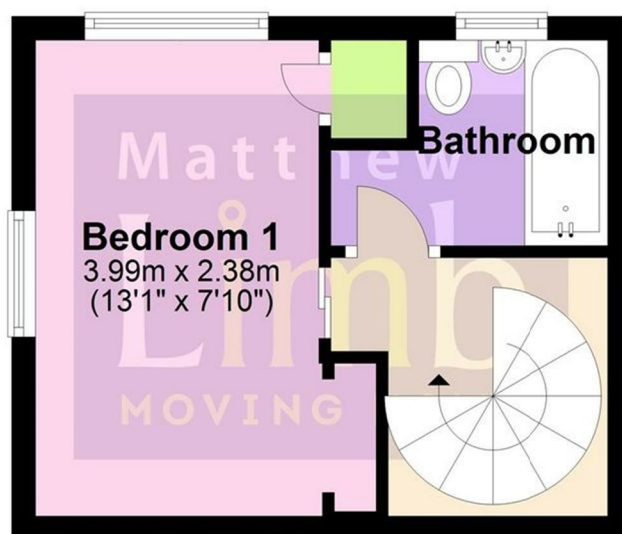
## Ground Floor

Approx. 19.2 sq. metres (206.7 sq. feet)




## First Floor

Approx. 19.2 sq. metres (206.7 sq. feet)



Total area: approx. 38.4 sq. metres (413.3 sq. feet)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	