



Church Lane, Thorngumbald, Hull, East Yorkshire, HU12 9PD

Price On Application

FINE & COUNTRY

NESTLED AT THE END OF A LONG PRIVATE DRIVE, THIS STUNNING SECLUDED FIVE/SIX BEDROOM HOME OFFERS SOME OF THE MOST VERSATILE LIVING ACCOMMODATION THE AGENT HAS SEEN THIS YEAR - JUST LOOK AT THE PHOTOS AND FLOORPLAN TO APPRECIATE THE SIZE AND QUALITY OF ACCOMMODATION ON OFFER!!!

This property offers some of the most versatile accommodation the agent has seen this year offering approaching 3000 sq ft with great potential for someone requiring ground floor living or a large family. Briefly comprising entrance hall, downstairs w.c., lounge, open plan living/dining kitchen, five/six bedrooms, three reception rooms, four bathrooms and a stunning garden.



Location:

The rural village of Thorngumbald lies approximately eight miles to the east of the city of Hull and offers a good array of local shops, public transportation and leisure facilities. The market town of Hedon lies approximately two miles to the west of the village of Thorngumbald where a wide array of amenities can be found. The property is conveniently located within a rural village yet within easy reach of good road and rail connections with dual carriageway access from Hull to the region's motorway network and in Intercity train service is available from Hull Paragon.



Accommodation:

The property is arranged on two floors and briefly comprises as follows:

Entrance Hall:

With stairs leading to the first floor, solid wood flooring and double doors to ...

Downstairs W.C.:

With low level w.c., wash hand basin and half height tiling.

Lounge:

With two sets of French doors leading onto a patio.

Open Plan Living/Dining/Kitchen:

With a matching range of luxury base and eye level units, complementing work surfaces, tiles to splashback areas, two integrated double ovens, five ring hob, hood, wine fridge, integrated fridge, sink unit, ample space for living and dining, space for American style fridge, plinth heaters and two sets of French doors leading to two aspects.

**Utility Room:**

With a matching range of base and eye level units, complementing work surfaces, tiles to splashbacks, sink unit, plumbing for automatic washing machine, space for dishwasher or dryer and door leading to the rear.

Bedroom 3/Playroom:

Double.

En-suite Bathroom:

With a three piece suite comprising pedestal wash hand basin, low level w.c. and panelled bath with shower over, full height tiling.

Bedroom 4:

Double.

En-suite Shower Room:

With shower cubicle, low level w.c., wash hand basin, full height tiling and chrome heated towel rail.





Bedroom 6:

Double.

First Floor

Landing:

With storage in the eaves.

Master Bedroom:

Double. With two Velux windows and storage in the eaves.

En-suite Bathroom:

With a four piece suite comprising shower cubicle, twin ended bath, low level w.c. and wash hand basin, full height tiling.

Bedroom 2:

Double.

Bedroom 5:

Double.



Family Bathroom:

With a three piece suite comprising P-shaped bath with shower over, low level w.c. and wash hand basin, full height tiling and chrome heated towel rail.

Outside:

Being a particular feature of the home, to the front of the property is a shaped lawn with a long gravel driveway leading down to an attached double garage. There is a large westerly facing garden that is mainly laid to lawn with a raised patio and well stocked borders. There is also decking to the rear and side of the property.

Council Tax:

Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band E.*

Fixtures & Fittings:

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer:

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings:

Strictly by appointment with the sole agents.

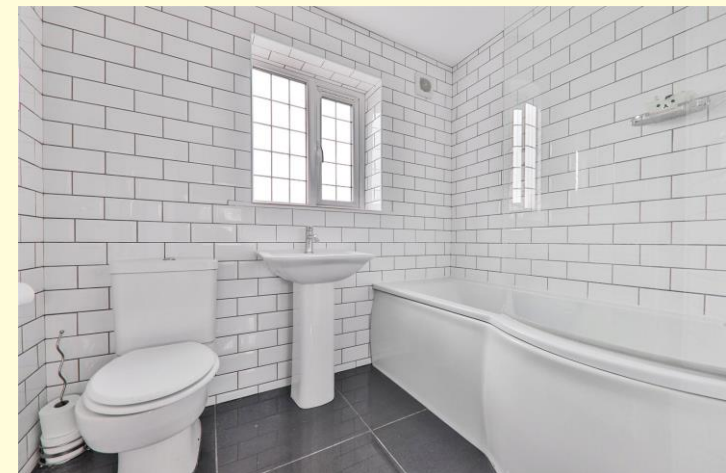
Mortgages:

We will be pleased to offer independent advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999.

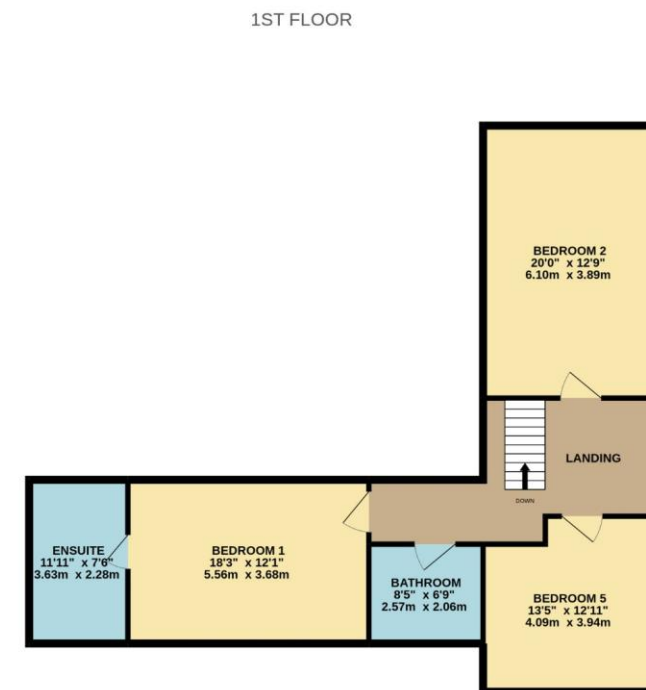
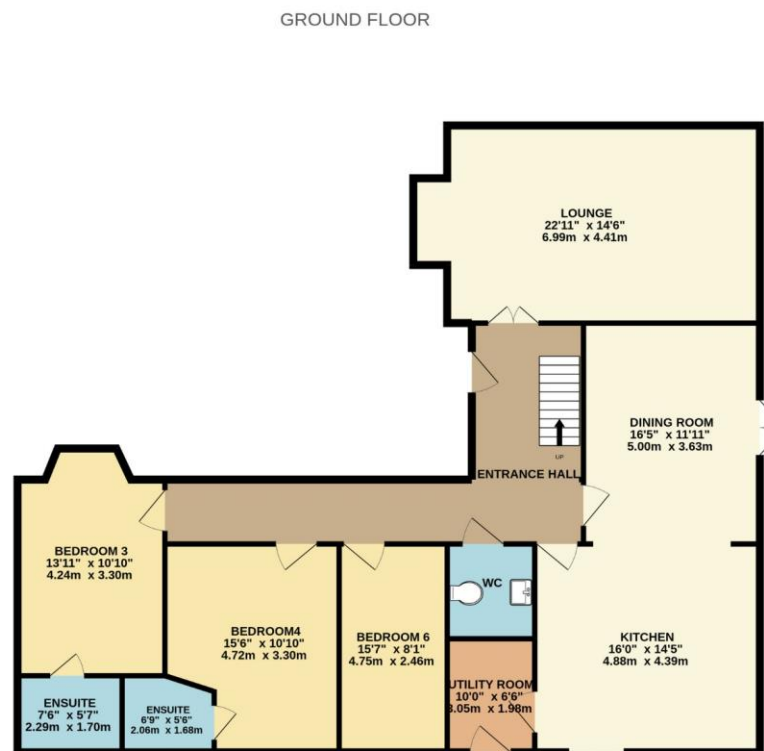
Independent advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Valuation/Market Appraisal:

Thinking of selling or struggling to sell your house? More people choose Fine and Country in this region than any other agent. Book your free valuation now!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	80	85
England, Scotland & Wales	EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

