



## 6 Forge Close

Thorngumbald, Hull, HU12 9NR

Offers in the region of £170,000



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## Summary

PRICED TO SELL - reflecting the need for some cosmetic enhancement throughout and offered with NO ONWARD CHAIN!

A deceptively spacious property, conveniently located in the popular East Riding village of Thorngumbald. Offering a blank canvas for a range of buyers looking to make a house their own.

Boasting three well proportioned bedrooms, two spacious reception rooms, ample off street parking & garage and well maintained enclosed rear garden.

Early viewing is essential to truly appreciate the accommodation on offer. Call our office to arrange your appointment!

## Ground Floor

### Hallway

Welcoming entrance to the front via UPVC double glazed door. With fixed staircase approach, useful storage cupboards, laminate flooring and radiator.

### Lounge

18'10" x 11'2" (5.75m x 3.41m)

To the front with UPVC double glazed window, wall mounted electric fireplace, laminate flooring and radiator. With double doors opening into:

### Dining Room

11'0" x 9'8" (3.37m x 2.95)

With UPVC French doors opening out to the rear garden, laminate flooring and radiator.

## Kitchen

12'5" x 9'5" (3.80m x 2.89m)

With UPVC double glazed windows to the side and rear, and UPVC door to the side. Fitted with a range of base and wall mounted units, laminated work surfaces, tiling to splashback areas, inset stainless steel sink unit and space for freestanding cooker and other kitchen appliances. With laminate flooring and radiator.

## Guest WC

With UPVC double glazed window to the side. With low level WC and hand wash basin.

## First Floor:

### Landing

With UPVC double glazed window to the side and access to all first floor rooms, plus fixed staircase to loft room.

### Master Bedroom

11'8" x 15'10" (3.56m x 4.84m)

Double bedroom to the front with two UPVC double glazed windows, radiator and large storage cupboard.

### Bedroom Two

10'5" x 9'8" (3.19m x 2.95m)

Second double bedroom to the rear with UPVC double glazed window and radiator.

### Bedroom Three

9'6" x 7'1" (2.90m x 2.16m)

With wall mounted cupboards, UPVC double glazed window to the rear and radiator.

Tel: 01482 322411

## House Bathroom

6'2" x 5'11" (1.89m x 1.81m)

With UPVC double glazed window to the side and fitted with a three piece suite in white, comprising panelled bath with electric shower over, pedestal sink unit and low flush WC plus extensive tiling to the walls and radiator.

## Loft

Boarded loft to second floor with 2 roof windows to the rear elevation.

## Council Tax Band

We have been advised the property is council tax band C, payable to East Riding Council.

## ADDITIONAL INFORMATION

Tenure:

Freehold

## Disclaimer:

Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their

solicitors to verify that the information provided is accurate and not been subject to any change.



## Road Map



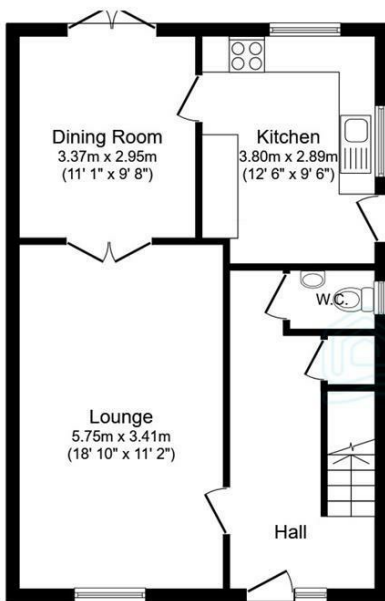
## Hybrid Map



## Terrain Map

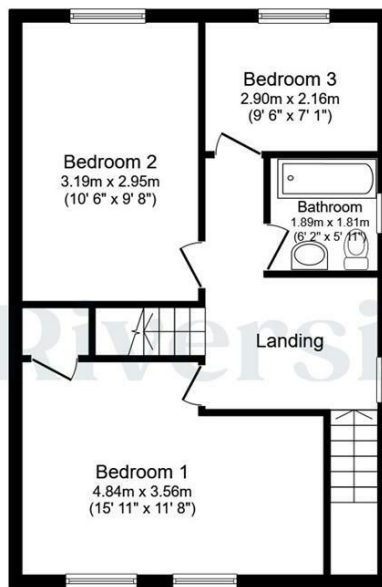


## Floor Plan



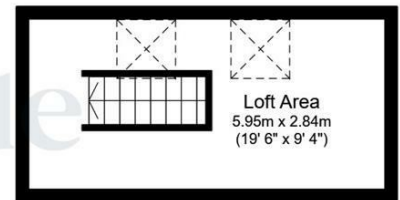
### Ground Floor

Floor area 54.8 sq.m. (590 sq.ft.)



### First Floor

Floor area 54.8 sq.m. (590 sq.ft.)



### Second Floor

Floor area 16.9 sq.m. (182 sq.ft.)

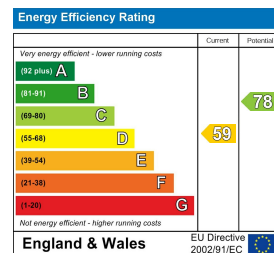
**TOTAL: 126.4 sq.m. (1,361 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## Viewing

Please contact our Hull Office on 01482 322411 if you wish to arrange a viewing appointment for this property or require further information.

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.