



23 Thorngumbald Road, Paull, HU12 8PQ

LEONARDS

- **Fantastic bungalow**

- **DG and Gas CH**

- **Lounge, two bedrooms & boarded loft space**

FANTASTIC BUNGALOW THAT MUST NOT BE MISSED!!! This extremely well presented property, ideally located for Paul Holme Strays Nature Reserve and Fort Paull both within a short distance. A DETAILED INTERNAL INSPECTION will reveal the standard of accommodation on offer. With double glazing and gas central heating and accommodation that comprises an entrance porch, family size lounge, breakfast kitchen, inner hall, two bedrooms, bathroom, conservatory and a staircase leading to a boarded loft space measuring 18ft. Attractive gardens to the front and rear with a private driveway. A superb bungalow that quite simply must be viewed.

Price £144,950



LOCATION

The rural village of Paull is located to the east of Hull, with Hedon Road providing excellent access to the M62. Hull City Centre can be reached easily by car. Paull village is served by public houses providing excellent amenities. Paull Holme Strays Nature Reserve provides spectacular views across the south Holderness landscape and Fort Paull has been utilised in various roles since the first Fort was built on the site during the reign of Henry VIII.

GROUND FLOOR

ENTRANCE

Enter via a uPVC double glazed door to the side of the property into a porch.

ENTRANCE PORCH

There are uPVC double glazed windows to the front, side and rear aspects. Tiled flooring. Lighting. A uPVC double glazed door leading into the breakfast kitchen.

BREAKFAST KITCHEN

3.71m x 2.36m (12'2 x 7'9)

A uPVC double glazed window to the front aspect. Good range of white gloss base, wall and drawer units with contrasting work surfaces. Breakfast bar. Stainless steel sink unit with mixer tap. Gas hob with stainless steel chimney extractor over. Built in electric oven and grill. Plumbing for an automatic washing machine. Tiled splash backs. Coving to the ceiling. Tiled flooring. Opening into the inner hall. Door leading into the lounge.

INNER HALL

Doors leading into the two bedrooms and bathroom.

LOUNGE

5.16m x 3.07m (16'11 x 10'1)

A double glazed bow window to the front aspect. Radiator. Staircase leading to the boarded loft space. TV aerial. Brick built fireplace with a stone hearth and housing an electric fire.

BEDROOM ONE

3.35m x 3.07m (11'0 x 10'1)

A uPVC double glazed window to the rear aspect. Radiator. Coving to the ceiling.

BEDROOM TWO

2.46m x 2.36m (8'1 x 7'9)

There are uPVC double glazed French doors leading into the conservatory. Coving to the ceiling.

BATHROOM

2.18m x 1.42m (7'2 x 4'8)



A uPVC double glazed window to the side aspect. Panel bath with electric shower and screen. Pedestal wash hand basin and low level flush WC. Wall mounted heater. Fully tiled walls. Coving to the ceiling. Spotlights. Laminate flooring.

The conservatory is uPVC double glazed and brick built to rear and sides. Wooden flooring. Power supply and a wall mounted radiator.

CONSERVATORY
2.82m x 2.57m (9'3 x 8'5)

FIRST FLOOR

BOARDED LOFT SPACE
5.49m x 4.42m (18'0 x 14'6)

Two velux windows to the rear aspect. Under eaves storage facilities. Radiator. Spotlights. Power supply. Cupboard housing the combi boiler.

EXTERNAL

Attractive lawn garden to the front with large shingle drive, hedge to surrounds and well stocked borders. A small gate leads into the rear garden and leads to the front door. At the rear is a further attractive lawn garden with a block paved patio area. There is a large wooden shed and fencing to the surrounds.

SERVICES

The mains services of water, gas, drainage and electric are connected. The property has a combi boiler providing gas central heating and hot water.

OUTGOINGS

From Internet enquiries with the valuation Office website the property has been placed in Band A for Council Tax purposes, Local Authority Reference Number:PAU007023000. Prospective buyers should check this information before making any commitment to purchase the property.

ENERGY PERFORMANCE CERTIFICATE

The current energy rating on the property is C.

VIEWINGS

Strictly through the sole agents Leonards (01482) 375212.

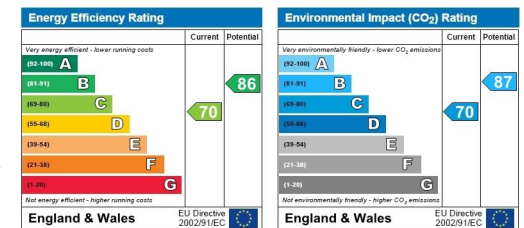
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