

5 Church Lane, Hull, HU12 9PD

Offers Over £450,000

Urban Property present this stunning five-bedroom detached home in Thorngumbald, which offers spacious and stylish living with four reception rooms, a modern kitchen with a centre island, and a sunroom with a vaulted ceiling. Set on a generous $\frac{1}{4}$ acre plot, the property includes a large rear garden, an integral garage, and a private driveway. The ground floor features two double bedrooms, a bathroom, and a separate WC, while the first floor boasts three more bedrooms, including a master with a beamed ceiling and en-suite. With excellent transport links and nearby amenities, this is a rare find – early viewing is highly recommended!

Situated on the outskirts of Hull, this impressive detached home offers convenient access to a wide range of local amenities, including schools, shops, restaurants, and pubs. Excellent road and transport links make commuting and travel effortless, whether you're staying local or venturing further afield.

Ground Floor

Entrance Porch – Welcoming porch leading into a bright and spacious hallway with Karndean flooring and a staircase to the first floor.

Dining Room – Featuring a bay window overlooking the front aspect, laminate flooring, a TV point, and a radiator.

Through Lounge – A light and airy lounge featuring a bay window to the front aspect, a cosy gas fire with a feature fireplace, carpet flooring, and two radiators.

Kitchen – Contemporary fitted kitchen with a centre island, high-quality wall and base units, contrasting work surfaces, an electric hob with an extractor hood, an integrated double oven and microwave, and a composite sink with a mixer tap. A vertical wall-mounted radiator and double doors lead to the sunroom.

Sun Room – Flooded with natural light, this sunroom boasts a vaulted ceiling, multiple windows, and a patio door opening onto the rear garden.

Second Living Room – A cosy space with a log-burning stove, a large side window overlooking the garden, laminate flooring, and a radiator.

Games Room – Bright and spacious with dual-aspect windows, wooden flooring, and a rear door. Provides access to the garage and stairs to a loft space currently used for storage.

Bedroom – A comfortable double room with a side-facing window, carpet flooring, and a radiator.

Downstairs WC – Includes a window to the side aspect, WC, and wash basin.

Family Bathroom – Modern three-piece suite comprising a P-shaped bath with a mixer shower, a pedestal wash basin, and a WC. Finished with tiled walls and flooring, a window to the side aspect, and a heated towel rail.

First Floor

Landing – Spacious and bright with two windows, laminate flooring, and access to all first-floor rooms.

Master Bedroom – Comfortable double room with carpet flooring, a window, and a door leading to:

En-Suite – Walk-in double shower, pedestal wash basin, WC, and Velux window. Finished with tiled walls and flooring.

Bedroom – Generous room with laminate flooring and two Velux windows.

Bedroom – Fitted wardrobes and a Velux window complete this bright and practical space.

Separate WC – Includes a WC, wash basin, part-tiled walls, and a Velux window.

Exterior

The property sits on a well-maintained ¼ acre plot with extensive rear gardens, a garden room, and a private driveway leading to an integral garage.

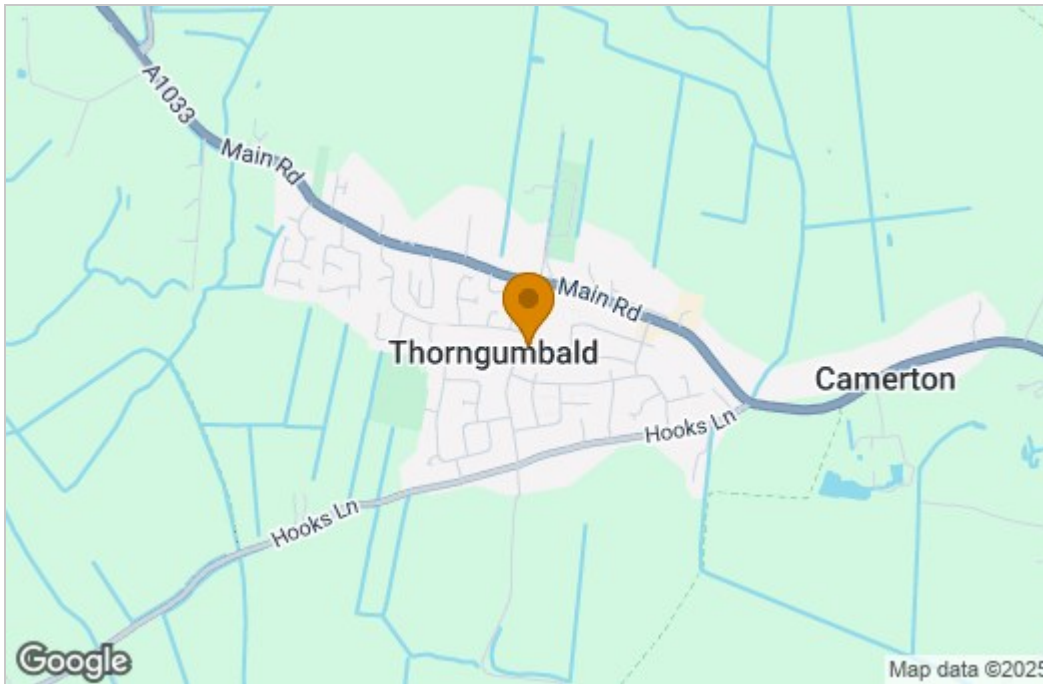
Don't Miss Out!

This beautifully presented home combines modern style with character and space, making it an ideal family residence. Interest is expected to be high—contact us today to arrange a viewing!

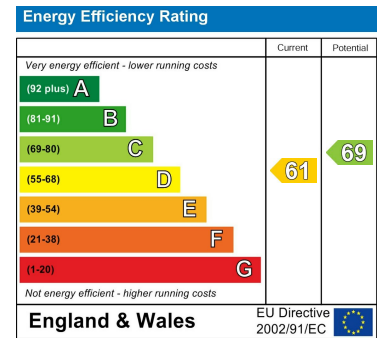
Floor Plan



Area Map



Energy Efficiency Graph



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