

Whitakers

Estate Agents



134 Hooks Lane, Hull, HU12 9QD

Offers In The Region Of £220,000

This incredibly spacious and flexible 3 bedroom semi detached dormer bungalow is available to purchase with NO ONWARD CHAIN.

Idyllically located in a peaceful position on Hooks Lane in the ever popular village of Thorngumbald, enjoying open views over local countryside to the front, the property is well positioned for local shops and amenities together with excellent transport links into the City of Hull and to neighbouring east coast villages.

Whilst in need of a degree of updating, the property is well presented throughout and briefly comprises; entrance hallway, downstairs cloakroom, L-shaped lounge/dining room, sitting room and kitchen to the ground floor whilst to the first floor there are 3 bedrooms and a family bathroom.

Also benefiting from a front garden offering the option of off road parking and a lovely private rear garden together with a detached garage together with gas central heating and uPVC double glazing, viewing is strongly recommended to fully appreciate the scale and flexibility of the accommodation on offer!

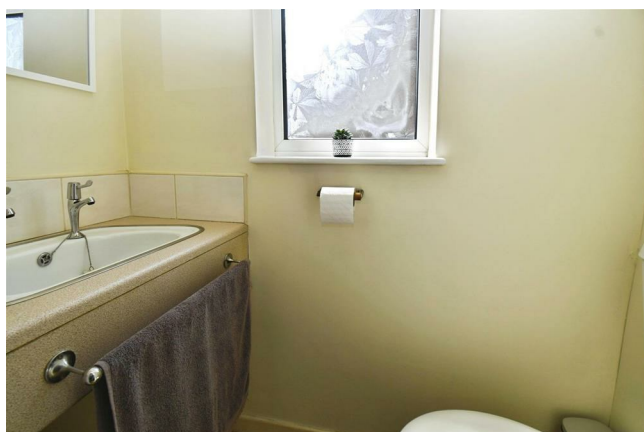
The Accommodation Comprises

Entrance Hallway



uPVC Entrance door with glazed side panels and separate uPVC front window, laminate flooring, central heating radiator, under stair cupboard, stairs to first floor and door into....

Downstairs Cloakroom



Low flush wc, hand wash basin, vinyl flooring and uPVC window to side aspect.

Lounge/Dining Room 17'4 x 21'1 (5.28m x 6.43m)



L-shaped lounge/dining room with uPVC windows to front and side aspect, carpeted flooring, two central heating radiators and fireplace with gas fire.

Sitting Room 9'10 x 9'10 (3.00m x 3.00m)



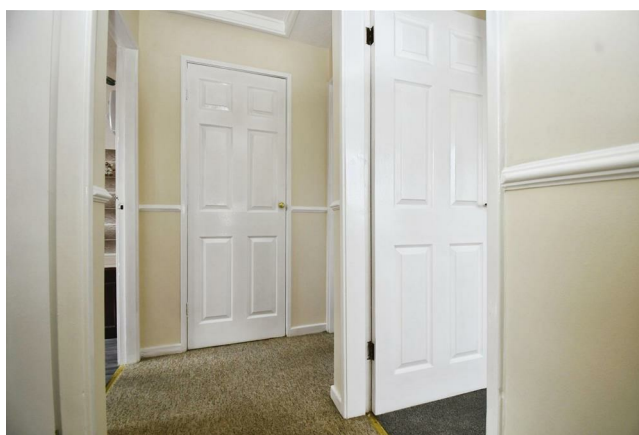
With uPVC French doors to garden, carpeted flooring and central heating radiator.

Kitchen 11'2 x 10'9 (3.40m x 3.28m)



Fitted wall and base units with contrasting work surfaces and tiled splash backs. Ceramic sink/drainage, plumbing for automatic washing machine and space for free standing cooking appliance. Vinyl flooring, storage cupboard, central heating radiator, uPVC windows to rear and side aspect and uPVC door to rear garden.

First Floor Landing



Stairs from entrance hallway to first floor landing with carpeted flooring and storage cupboard.

Bedroom One 12'5 x 10'11 (3.78m x 3.33m)



uPVC window to front aspect, built in sliding wardrobes, newly carpeted flooring and central heating radiator.

Bedroom Two 9'5 x 9'10 (2.87m x 3.00m)



uPVC window to front aspect, built in wardrobes, newly carpeted flooring and central heating radiator.

Bedroom Three 10' x 6'8 (3.05m x 2.03m)



uPVC window to side aspect, newly carpeted flooring and central heating radiator.

Bathroom 7'2 x 6' (2.18m x 1.83m)



Bath with electric shower over, low flush wc and pedestal hand wash basin. Vinyl flooring, tiled walls, central heating radiator and uPVC window to side aspect.

Outside



To the front of the property is a lovely lawned garden with mature plants trees and shrubs which also gives potential for off road parking. Gate access from the shared side driveway leads to the spacious and private rear garden laid mainly to lawn with patio seating area, an array of mature plants, trees and shrubs together with brick built barbecue.

Garage

The garage is located at the foot of the shared side driveway with full electric supply and uPVC French doors into garden

Tenure

The property is Freehold

Council Tax

Council Tax band C

Kingston upon Hull City Council

EPC

Awaited

Additional Services:

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes:

Services, fittings & equipment referred to in these sales particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Free Market Appraisals/Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Material Information:

Construction - Brick/Tile

Conservation Area - No

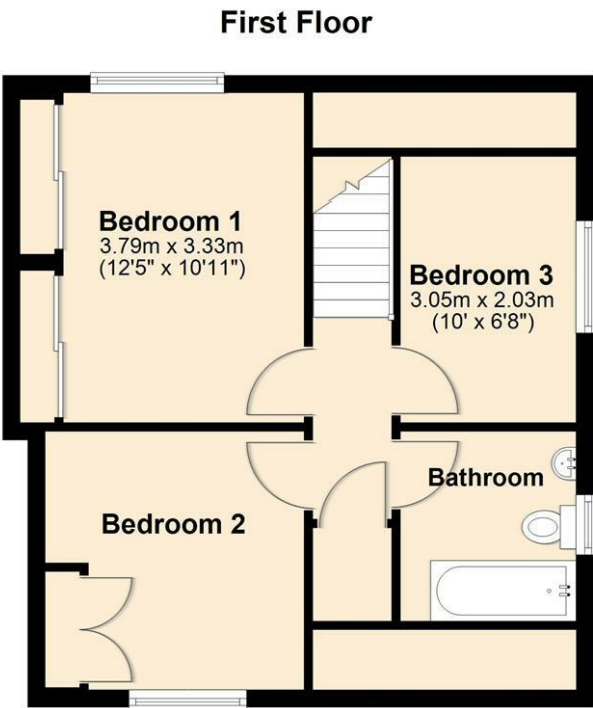
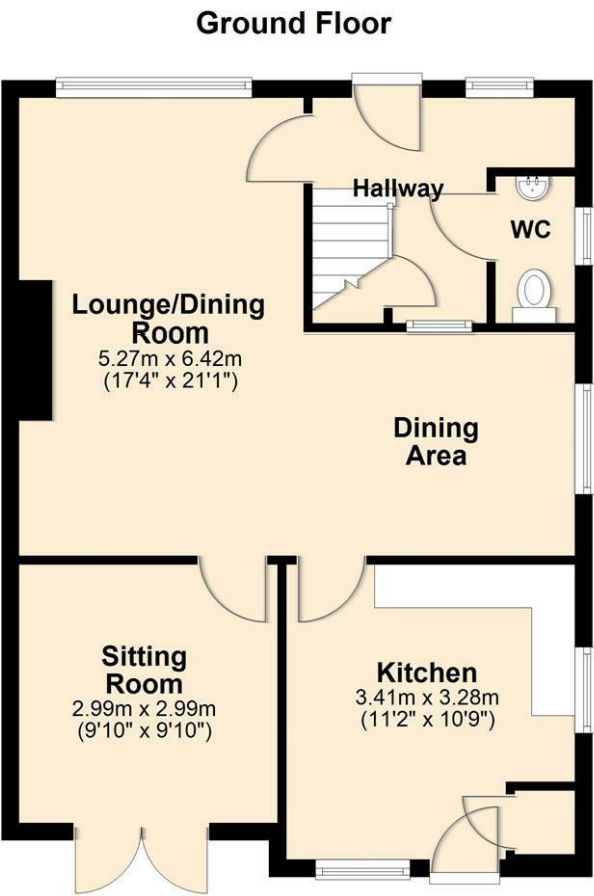
Flood Risk - Very Low

Mobile Coverage/Signal - EE, Vodafone, O2
Broadband - Basic 17 Mbps, Superfast 80 Mbps,
Ultrafast 1000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No
Planning - None specific to the property

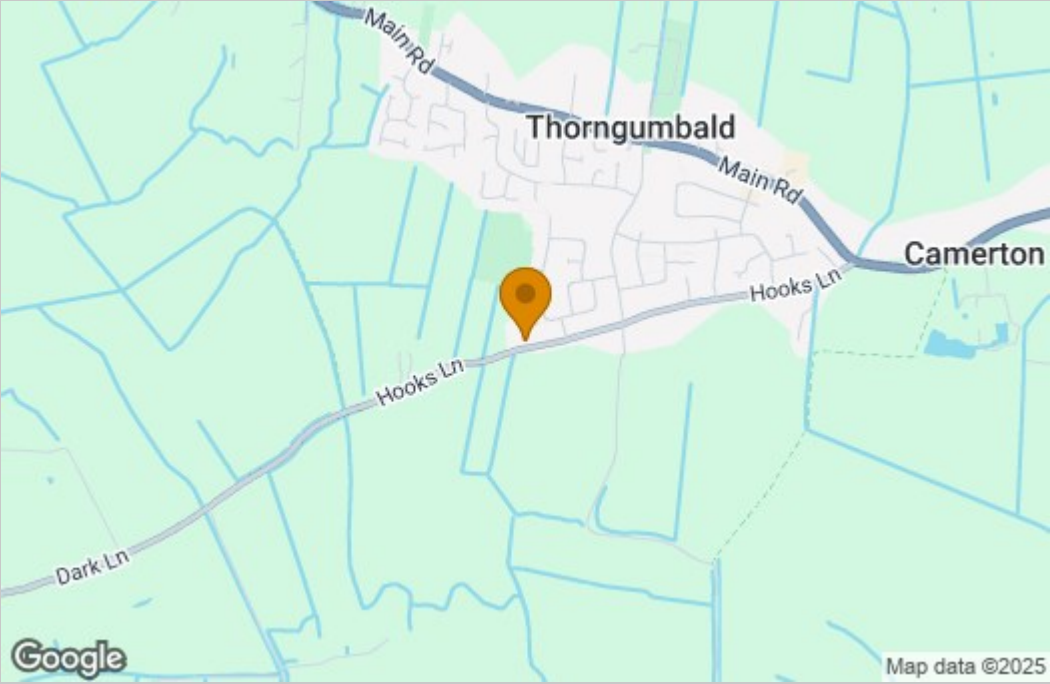
Whitakers Estate Agent Declaration:

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

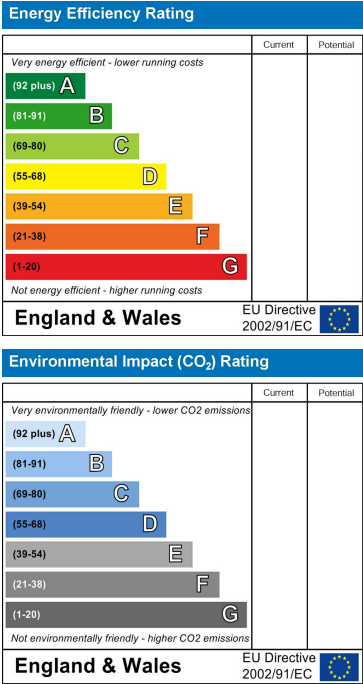
Floor Plan



Area Map



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.