



**Inglemire Lane, Hull HU6 8JG**



**welcome to**

## **Inglemire Lane, Hull**

Situated in this ever popular location, this property is a 5 minute walk away from the Hull University and has a lovely spacious kitchen.



**Entrance Porch**

Double glazed door to the front.

**Entrance Hall**

Double glazed entrance door with glass panels, understairs cupboard and a radiator.

**Cloakroom**

Low level W/C, vanity wash hand basin and double glazed window to the side.

**Lounge**

17' 9" x 11' 10" ( 5.41m x 3.61m )

Double glazed bay window to the front and a radiator.

**Dining Room**

22' 5" x 18' 3" ( 6.83m x 5.56m )

Feature fireplace and ladder style radiator.

**Kitchen**

27' 5" x 18' 3" ( 8.36m x 5.56m )

Fitted kitchen with a range of wall and base units, work surfaces, integrated oven, electric cooker with hood, integrated microwave, sink with mixer taps, space for appliances, ladder style radiator and double glazed french style doors to the rear.

**Landing**

Access to the loft.

**Bedroom 1**

17' 9" x 11' 1" ( 5.41m x 3.38m )

Double glazed bay window to the front and a radiator.

**Bedroom 2**

8' 7" x 7' 2" ( 2.62m x 2.18m )

Double glazed window to the front and a radiator.

**Bedroom 3**

11' 1" x 11' ( 3.38m x 3.35m )

Double glazed window to the rear, boiler and a radiator.

**Bathroom**

Bathroom with bath and shower, low level W/C, vanity wash hand basin, ladder style radiator, double glazed window to the side and double glazed window to the rear.

**Loft Space****Front Garden**

Low maintenance front garden with gravelled area and driveway.

**Rear Garden**

Lawned rear garden with pavement, access to the garage and fence surround.



***view this property online*** [williamhbrown.co.uk/Property/NEA119658](http://williamhbrown.co.uk/Property/NEA119658)



**welcome to**

## **Inglemire Lane, Hull**

- Filled With Character
- Convenient Location
- Off Street Parking
- Close By To Local Schools And Hull University
- Spacious Kitchen

Tenure: Freehold EPC Rating: D

### **directions to this property:**

See below map for property location, for further information please contact the Residential Sales Team on 01482 447748.

# £240,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/NEA119658](https://www.williamhbrown.co.uk/Property/NEA119658)



Property Ref:  
NEA119658 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01482 447748**



[NewlandAvenue@williamhbrown.co.uk](mailto:NewlandAvenue@williamhbrown.co.uk)



82 Newland Avenue, HULL, East Yorkshire, HU5 3AB



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**