



**Rectory Lane, Preston, Hull, HU12 8UE**

**Welcome to**

**Rectory Lane, Preston, Hull**

William H. Brown is delighted to market this stunning four-bedroom detached house, boasting luxurious living, complete with off-road parking and a garage, all set in a serene and picturesque location. Viewing advised!

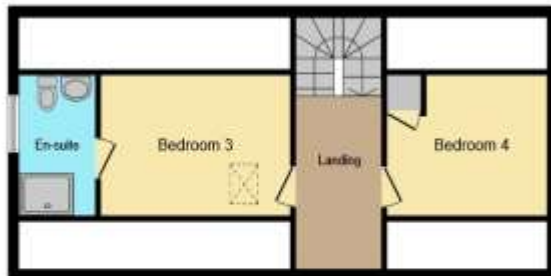




**Ground Floor**



**First Floor**



**Second Floor**



**Location**

**Entrance Hall**

**Cloakroom**

**Living Room**

18' 6" max x 16' 2" max ( 5.64m max x 4.93m max )

**Kitchen-Diner**

16' 10" max x 16' max ( 5.13m max x 4.88m max )

**Conservatory**

11' 7" max x 9' 1" max ( 3.53m max x 2.77m max )

**First Floor**

**Landing**

**Bedroom 1**

Irregular Shaped Room 16' max x 18' 6" max ( 4.88m max x 5.64m )

**Bedroom 2**

18' 6" max x 11' max ( 5.64m max x 3.35m max )

**Bathroom**

11' 5" max x 6' 8" max ( 3.48m max x 2.03m max )

**Second Floor**

**Landing**

**Bedroom 3**

12' 6" max x 9' 1" max ( 3.81m max x 2.77m max )

**Ensuite**

9' max x 5' 8" ( 2.74m max x 1.73m )

**Bedroom 4**

11' 1" max x 9' 2" max ( 3.38m max x

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

## Welcome to

### Rectory Lane, Preston, Hull

- STUNNING FOUR BEDROOM DETACHED HOUSE
- IMMACULATE CONDITION THROUGHOUT
- IDEAL FAMILY HOME
- SUNNY REAR GARDEN
- OFF ROAD PARKING AND GARAGE

Tenure: Freehold EPC Rating: B

# £425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HDR121312 - 0005

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.



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