



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

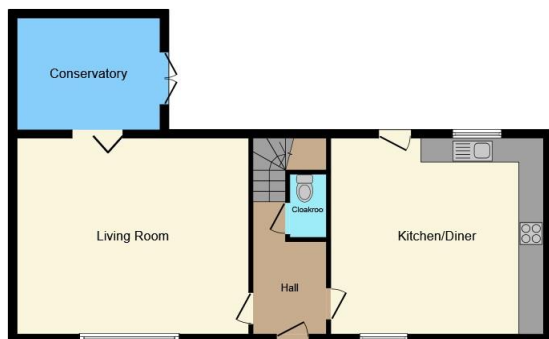


***Welcome to***

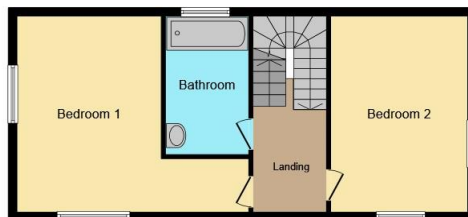
**Rectory Lane, Preston, Hull**

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!

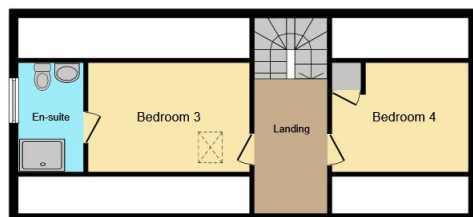




**Ground Floor**



**First Floor**



**Second Floor**

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)

**Location:** Nestled in a serene neighbourhood, this stunning four-bedroom detached house offers more than just luxurious living - it provides a retreat from the hustle and bustle while maintaining convenience at your fingertips. Situated in a sought-after area, residents enjoy easy access to essential amenities such as supermarkets, schools, and healthcare facilities, ensuring daily convenience for the whole family. Additionally, the proximity to major transport links ensures effortless connectivity to nearby towns and cities, making commuting a breeze for professionals and adventurers alike.

Surrounded by tranquil landscapes and scenic views, this residence offers a sanctuary away from the chaos of urban life. The picturesque surroundings of Rectory Lane provide an idyllic backdrop for daily strolls or leisurely bike rides, allowing residents to immerse themselves in nature's beauty without venturing far from home. Whether enjoying the vibrant colours of autumn foliage or the lush greenery of springtime blooms, every season brings its own charm to this peaceful locale, offering a welcome escape from the stresses of modern living.

Beyond its natural beauty, the location of this property fosters a strong sense of community and neighbourhood charm. Residents can partake in local events and activities, fostering connections with neighbours and creating lasting friendships. From neighbourhood gatherings to community markets, there's always something happening nearby, ensuring a vibrant and engaging lifestyle for those who call Rectory Lane home. With its combination of convenience, tranquillity, and community spirit, this location truly offers the best of both worlds for discerning homeowners seeking a place to call their own.

## 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 2.79m max )

**Welcome to**

## **Rectory Lane, Preston, Hull**

- GUIDE PRICE £350,000 - £380,000
- STUNNING FOUR BEDROOM DETACHED HOUSE
- IMMACULATE CONDITION THROUGHOUT
- SUNNY REAR GARDEN
- OFF ROAD PARKING AND GARAGE

Tenure: Freehold EPC Rating: C

Council Tax Band: E

**£350,000 - £380,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HDR121312](http://williamhbrown.co.uk/Property/HDR121312)



Property Ref:  
HDR121312 - 0012

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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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