



Hooks Lane, Thorngumbald, Hull, HU12 9QA

Welcome to

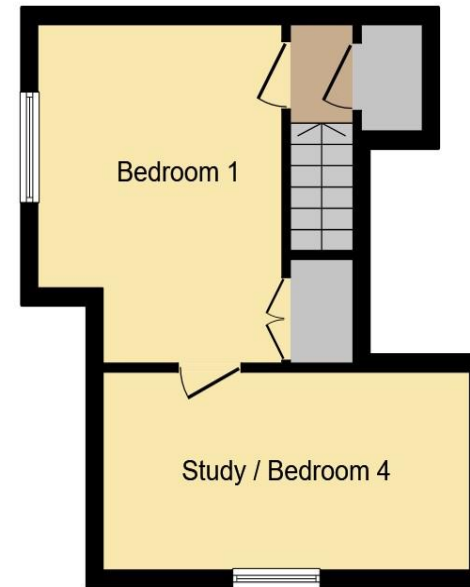
Hooks Lane, Thorngumbald, Hull

Boasting three generously sized bedrooms and a loft room, this property offers ample space for comfortable living.





Ground Floor



First Floor

Location

Entrance Porch

6' 6" max x 4' max (1.98m max x 1.22m max)

Living Room

15' max x 10' 9" max (4.57m max x 3.28m max)

Kitchen

10' 6" max x 8' 7" max (3.20m max x 2.62m max)

Conservatory

11' max x 8' 5" max (3.35m max x 2.57m max)

Bedroom 3

10' 3" max x 9' 9" max (3.12m max x 2.97m max)

Bedroom 2

12' 1" max plus storage cupboard x 9' 9" (3.68m max plus storage cupboard x 2.97m)

Bedroom 1

13' max x 9' 9" max (3.96m max x 2.97m max)

Study/Bedroom 4

15' max x 7' 8" max (4.57m max x 2.34m max)

Bathroom

6' 2" max x 5' 5" max (1.88m max x 1.65m max)

Garage

17' 2" max x 10' max (5.23m max x 3.05m max)

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

Welcome to

Hooks Lane, Thorngumbald, Hull

- GUIDE PRICE £180,000 - £200,000
- LOFT ROOM
- OFF-STREET PARKING AND GARAGE
- 2 RECEPTION ROOMS
- BEAUTIFUL WRAP AROUND GARDEN

Tenure: Freehold EPC Rating: C

guide price

£180,000

Directions to this property:

For more information, please contact the branch on 01482 327913.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDR121712



Property Ref:
HDR121712 - 0007

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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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