



Hooks Lane, Thorngumbald, Hull, HU12 9QA

william
h brown

Welcome to

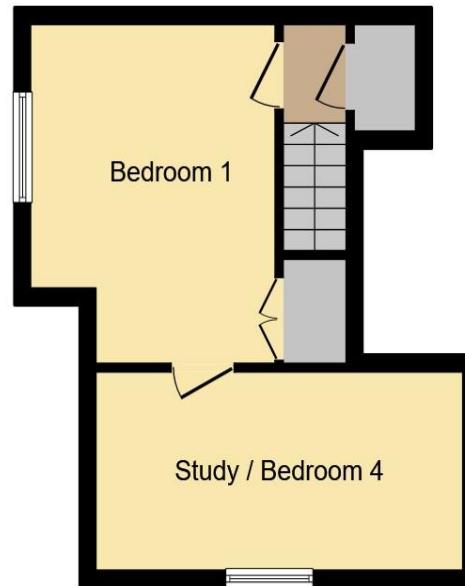
Hooks Lane, Thorngumbald, Hull

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



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

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



Property Ref:
HDR121712 - 0007

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.

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