



Thorn Fields, Thorngumbald, Hull, HU12 9UH

Welcome to

Thorn Fields, Thorngumbald, Hull

Don't miss out on this fantastic five-bedroom detached family home in Thorngumbald, offering off-street parking, ample living accommodation, and excellent local amenities in a popular village location.





Ground Floor



First Floor

Lounge

16' 3" max x 12' 1" max (4.95m max x 3.68m max)

Dining Room

9' 6" max x 9' 6" max (2.90m max x 2.90m max)

Kitchen

13' max x 9' 6" max (3.96m max x 2.90m max)

Wc

5' 7" max x 2' 6" max (1.70m max x 0.76m max)

Utility Room

5' 7" max x 5' max (1.70m max x 1.52m max)

Landing

Bedroom 1

13' 2" max x 12' 2" max (4.01m max x 3.71m max)

En Suite Shower Room

8' 2" max x 6' max (2.49m max x 1.83m max)

Bedroom 2

11' 3" max x 9' 1" max (3.43m max x 2.77m max)

Bedroom 3

10' 8" max x 10' 8" max (3.25m max x 3.25m max)

Bedroom 4

10' 9" max x 9' 8" max (3.28m max x 2.95m max)

Bathroom

7' 1" max x 6' 6" max (2.16m max x 1.98m max)

Bedroom 5

9' 1" max x 7' 7" max (2.77m max x 2.31m 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

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- FIVE WELL-PROPORTIONED BEDROOMS, WITH THE MASTER BENEFITTING FROM AN EN SUITE SHOWER ROOM
- SPACIOUS LOUNGE-DINING ROOM WITH ACCESS TO THE GARDEN
- DRIVEWAY AND GARAGE
- VILLAGE LOCATION WITH A RANGE OF AMENITIES
-

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers over

£270,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDR122917



Property Ref:
HDR122917 - 0006

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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