



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## The Orchard Hooks Lane

Asking Price £315,000

Thorngumbald, HU12 9QA



Offered to the market with vacant possession and no chain is this spacious three bedroom detached bungalow, set in a generous plot with a large south facing garden to the rear and a private driveway leading to an integral garage providing off street parking. The property comprises: large central entrance hall, three front facing bedrooms, four piece suite bathroom, additional WC, kitchen, separate utility room, dining room and a spacious lounge with French doors to the rear garden. With gas central heating in place and hardwood double glazing throughout. The property does require some updating and remedial works but offers a blank canvas for any buyer looking for a property they can add their own stamp to. True bungalows in this location are rarely available for long so don't delay booking a viewing before this one gets snapped up!







**Agent Note**

We are advised the property has the onset of sulphate attack in the concrete subfloor, the vendor has had a specialist sulphate report carried out to confirm this and contained within this report are recommendations to rectify this. The vendor has also had a structural survey carried out to check the extent of any structural movement in the property which concludes that they did not see any signs of recent serious structural movements in the walls and that they don't believe the building is structurally unstable due to any movement that has already taken place. These reports are available to view on request.

**Entrance Hall 16'10" x 10'5" (5.15 x 3.20)**

A spacious and welcoming entrance hallway, central to the property with access leading off to most rooms. With a built-in cupboard, twin radiators and a wooden front entrance door opening from a recessed storm porch.

**Lounge 11'9" x 20'0" (3.60 x 6.10)**

Good size living room, rear facing with French doors opening to the garden, radiator and a stone fireplace with gas fire.

**Kitchen 15'1" x 10'2" (4.60 x 3.10)**

With units to the base and walls incorporating a high level electric double oven, gas hob with extraction hood, 1.5 bowl sink with drainer, radiator and a rear facing window.

**Utility 7'6" x 7'10" (2.30 x 2.40)**

Separate utility space with fitted units to one wall providing space/plumbing for white goods, with a wall mounted boiler and an aluminium side entrance door.

**Dining Room 11'9" x 10'5" (3.60 x 3.20)**

Second reception room leading on from the kitchen with a glazed door to the rear garden, radiator and two opaque internal windows.

**Bathroom 7'4" x 9'10" (2.25 x 3.00)**

Fitted with a four piece bathroom suite comprising of a corner spa bath, shower cubicle with mains fed shower, low level WC and a vanity basin with storage below. With tiled walls, radiator and a side facing opaque window.

**Bedroom One 15'3" x 9'8" (4.65 x 2.95)**

Front facing double bedroom with a bow window, radiator, built-in wardrobes and fitted bedroom furniture.

**Bedroom Two 9'10" x 7'10" (3.00 x 2.40)**

With a bow window to the front aspect and radiator.

**Bedroom Three 9'10" x 7'10" (3.00 x 2.40)**

With a bow window to the front aspect, radiator and fitted bedroom furniture.

**WC 2'5" x 4'7" (0.75 x 1.40)**

With a low level WC, basin and side facing window.

**Garden & Garage**

The property is set back from the roadside and screened via mature hedging, with a gated entrance that leads onto a gravelled frontage with hard standing driveway providing off street parking and access to an integral garage with up and over garage door. Pedestrian access leads down both sides through to a large south facing garden at the rear.

Stepping out from rear of the property is an extensive paved patio area which continues onto a laid to lawn garden with decorative plant beds and borders, topiary style hedged boundaries, useful storage shed and greenhouse.

**Services**

Services include mains gas, electric and drainage connections.

**PARKING**

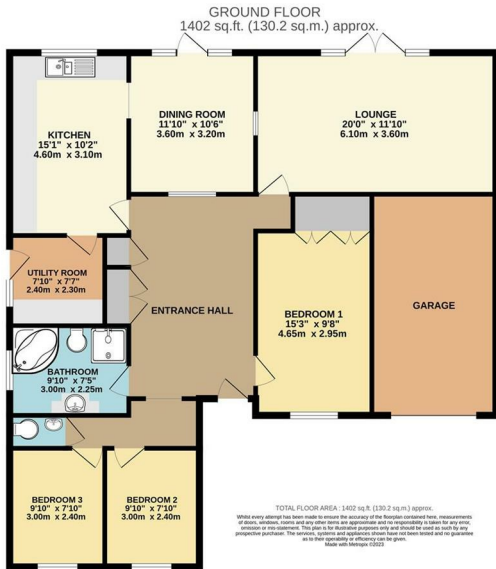
Off road parking is via the driveway and garage.

**MOBILE AND BROADBAND**

Mobile and Broadband( fibre to the cabinet) are available. For more information on providers and predictive speeds and individual mobile coverage please visit Ofcom checker.

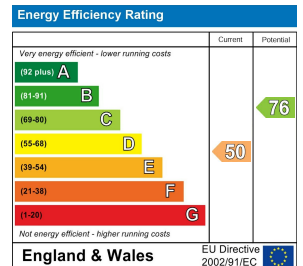
**HEATING**

Heating and Hot Water are via a gas boiler



**Energy Efficiency Graph**

**Tenure: Freehold**



Council tax band D.

From Hull head east on the A1033 and stay on the road until reaching Thorngumbald, follow the road through the village and Hooks Lane is one of the last turnings on the right hand side, where this property is located approximately halfway down on the left hand side opposite the junction with "The Turrets".

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make/give any representation or warranty in respect of the property.

