Whitakers
Estate Agents

78 Hooks Lane, Hull, HU12 9QA

£220,000

This Superb THREE/ FOUR BEDROOM SEMI DETACHED DORMER BUNGALOW enjoys the sought after village setting of Hooks Lane, Thorngumbald. Boasting OPEN VIEWS to the front elevation, over countryside and farm landa popular location for family buyers.

The property has been loved by the current owners over the years, providing a well maintained home, ready for a new family to move straight into.

The well proportioned accommodation includes: THREE double BEDROOMS, and a useful LOFT/ storage room, offering versatile sleeping arrangements with bedroom One being on the ground floor. There is a modern tiled SHOWER ROOM with vanity unit and W.C.

The well equipped KITCHEN has a superb range of fitted units and an worktop space, with a separate DINING ROOM to the front of the property, creating a lovely space for entertaining family & friends. The comfortable LOUNGE is light and airy with feature fireplace and double glazed window enjoying countryside views.

Outside there is a DRIVEWAY providing ample OFF ROAD PARKING and access to the GARAGE.

The enclosed rear GARDEN is adorned with beautiful mature trees, creating a lovely backdrop, easily maintained with decorative stone chippings and paved walkways leading to the garden shed and access into the garage. A paved patio area provides ample space for table & chairs, ideal for dining "al fresco" and enjoying this outdoor space.

Thorngumbald is a village to the East of Hull, with local amenities including shops, a primary school, and everyday services within easy reach. Nearby open spaces and countryside walks are accessible in and around the village, with further leisure and shopping facilities available in the town of Hedon & Hull

Accommodation Comprising

Entrance Porch
A double glazed door opens into the porch with an internal door to the hallway.

Hallway
A door opens into the hallway, welcoming you in to view the beautifully presented accommodation on offer with doors to ..

Lounge 15'1" x 10'10" (4.60 x 3.32)

A light and airy lounge with double glazed window to front elevation, enjoying views over neighbouring countryside. Tastefully styled with feature fireplace and radiator, providing a comfortable relaxing room for the family.

Lounge Feature

Dining Room Feature

Dining Room / Bedroom Four 10'7" x 9'11" (3.24 x 3.04)

The formal dining room has a double glazed window to front elevation and radiator. Ample space for table & chairs, perfect for family gatherings and entertaining family & friends. This versatile room could also be used as a further ground floor bedroom if required.

Kitchen 10'9" x 8'7" (3.29 x 2.62)

The kitchen has a range of modern fitted units to base and walls with complimentary work surface and tiled splashbacks. Plumbed for automatic washing machine and space for slot in cooker, under counter fridge and freezer. Ceramic sink

unit with mixer tap and drainer. Tiled floor, double glazed window and door providing access to the rear garden.

Ground Floor Bedroom One 12'0" x 10'0" (3.66 x 3.06)

Ground floor double bedroom with radiator and double glazed window enjoying views over the rear garden.

Shower Room 6'1" x 6'1" (1.87 x 1.87)

Fully tiled shower room with walk in shower cubicle and vanity unit housing the toilet and wash basin with useful storage cupboard below. Two double glazed, obscure window and radiator.

Bedroom Two 13'3" x 10'6" (4.06 x 3.22)

First floor double bedroom with double glazed window, enjoying views over open countryside and beyond, just lovely to wake up to on a sunny morning. Radiator and space for bedroom furniture.

Bedroom Three 10'5" x 9'4" (3.20 x 2.87)

A further double bedroom with double glazed window and radiator. Door into loft space.

Loft Space not measured (not measured)

A door opens to the useful loft room, providing ample storage space and potential to update further.

Garden

The gardens are easily maintained with attractive stone chippings and a paved patio area, providing ample space for table & chairs, perfect for dining "al fresco" Paved walkways take you round to the garden shed and to access the garage.

Views Out Over Open Countryside

Drive & Garage

A block paved driveway leads to the detached garage with metal up and over door providing vehicle access.

Rear House & Garden

Tenure

Tenure is Freehold

Council Tax Band

East Riding of Yorkshire Council Tax Band

EPC Rating

TBC

Making An Offer

In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50 - the fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Additional Services.

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes.

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Free Market Appraisals / Valuations.

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Material Information.

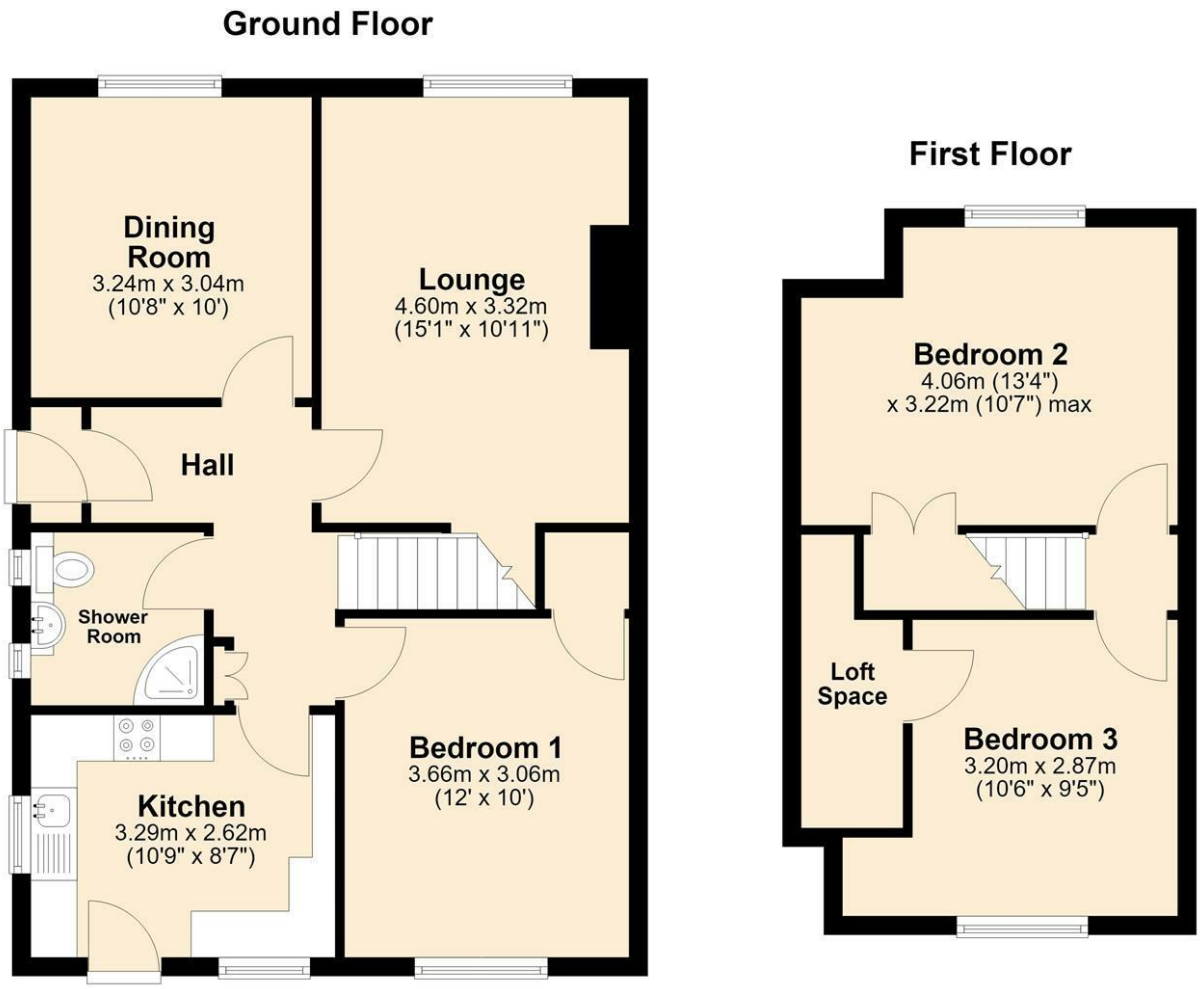
Construction - Brick under tiled roof
Conservation Area - No
Flood Risk - Very Low
Mobile Coverage / Signal - O2/ Vodafone/ Three and EE all good
Broadband - Basic 16 Mbps / Superfast 52 Mbps / Ultrafast 1800 Mbps

Coastal Erosion - No
Coalfield or Mining Area - No

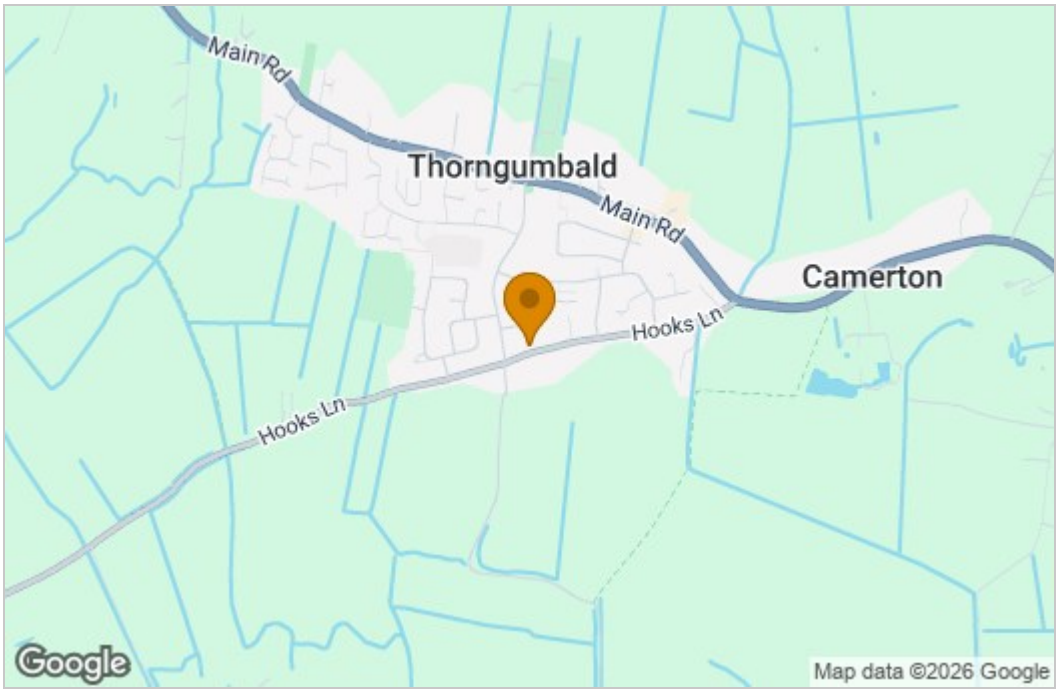
Whitakers Estate Agent Declaration.

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

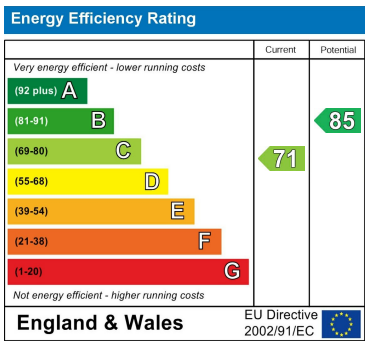
Floor Plan

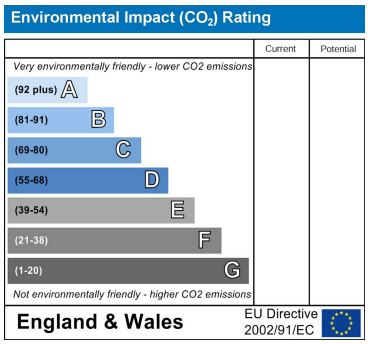


Area Map



Energy Efficiency Graph





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