



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



24 Hooks Lane

Offers Over £200,000

Thorngumbald Hull, HU12 9PZ



A vastly extended and truly unique semi-detached dormer bungalow, occupying a prominent corner plot on the edge of the village with uninterrupted views across open fields to the front. Offering an exceptional amount of living space both inside and out, this individual home presents an exciting opportunity for a buyer to modernise and create something truly special.

The property has been extended to create a double width layout, providing an abundance of versatile accommodation across two floors. With three reception rooms and three generous bedrooms, the flexible design offers scope to adapt the space to suit individual needs, whether that be creating additional bedrooms, dedicated home working areas or multi-generational living.

While the property would now benefit from a programme of updating and modernisation, it provides an excellent foundation with generous room proportions, a highly adaptable layout and a setting that is rarely available. The combination of size, position and potential makes this a home with endless possibilities.

Occupying a wraparound corner plot, the gardens extend to the front, side and rear, providing plenty of outdoor space to complement the accommodation. A driveway and garage complete the package, making this a rare opportunity for buyers seeking a home they can truly make their own.





Occupying a generous corner plot, the property is approached through wraparound lawned gardens extending across the front and side. A driveway to the side provides off street parking and leads to the adjoining garage.

A gate opens into the enclosed rear garden, which is predominantly hard standing with fenced boundaries, creating a low maintenance outdoor space.

Entering through the front door, a central hallway provides access to the ground floor accommodation, with stairs rising to the first floor and a useful storage cupboard beneath. A ground floor WC is also accessed from the hallway.

Leading through, the principal lounge extends the full depth of the property, enjoying views over the open fields to the front together with a glazed wall and door opening onto the rear garden. A central fireplace provides a focal point, while the generous proportions offer excellent potential for reconfiguration if desired.

Positioned to the front of the property, the second reception room benefits from windows to two elevations, creating a

bright and versatile space that could serve as a family room, formal dining room or additional sitting room.

To the rear is the kitchen diner, offering ample space for a dining table together with direct access to the rear garden.

Completing the ground floor is a third reception room, ideally suited as a home office, hobby room or snug, with internal access through to the second reception room.

To the first floor, the landing includes a built-in airing cupboard housing the hot water cylinder and provides access to three generous bedrooms, all featuring dormer windows. The two front bedrooms enjoy impressive open views across the surrounding fields. The principal bedroom incorporates a bath within the room, while bedroom two benefits from dual aspect windows and fitted storage. Bedroom three also includes fitted storage.

Completing the accommodation is a family bathroom fitted with both a bath and separate shower cubicle together with a vanity wash basin, while a separate WC with wash hand basin provides additional convenience.

Entrance

WC

Living Room 19'0" x 18'0" (5.80 x 5.50)

Study/ Bedroom 4 11'9" x 9'4" (3.60 x 2.86)

Kitchen 19'1" x 11'9" (5.83 x 3.60)

Through Lounge 29'11" x 11'3" (9.14 x 3.45)

Bedroom 1 18'10" x 13'5" (5.76 x 4.10)

Bedroom 2 21'9" x 10'9" (6.64 x 3.29)

Bedroom 3 13'7" x 9'6" (4.15 x 2.92)

WC 6'7" x 4'6" (2.02 x 1.38)

Bathroom 13'6" x 6'7" (4.12 x 2.02)

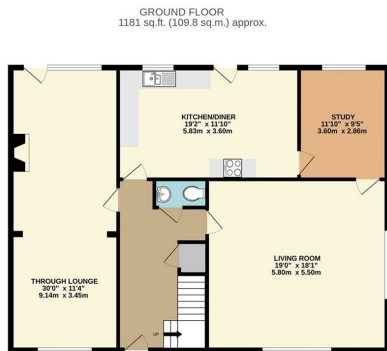
Agent Note

Parking: off street parking is available with this property via driveway and garage.

Heating & Hot Water: both are provided by a gas fired boiler.

Mobile & Broadband: we understand mobile and broadband (fibre to the premises) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

The property is connected to mains drainage.
Council tax band C.

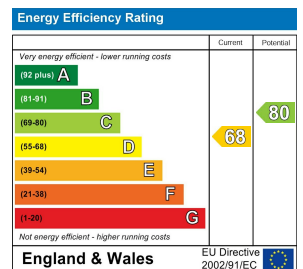


TOTAL FLOOR AREA: 2040 sq.ft. (189.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Graph

tenure: Freehold



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