



**Thoresby Street, Hull HU5 3RA**

**welcome to**

## **Thoresby Street, Hull**

Situated in this ever popular Dukeries location, this delightful property is close to an array of local amenities, has fantastic transport links and is close to highly regarded local schools.



## **Entrance Hall**

With a door to the front leading into the property, a radiator, stairs leading to the upper floor and access to the lounge, dining room, kitchen, ground floor W/C and a door leading to the rear garden.

## **Lounge**

11' 11" x 12' 10" plus bay ( 3.63m x 3.91m plus bay )  
With a feature gas fireplace, a radiator and a double glazed bay window to the front.

## **Dining Room**

11' 10" x 11' 2" ( 3.61m x 3.40m )  
With a feature log burner, a radiator, a double glazed bay window to the front and access to the kitchen.

## **Kitchen**

11' 10" x 9' ( 3.61m x 2.74m )  
Housing a fitted modern kitchen with a range of wall and base units, complementing work surfaces, a sink and drainer unit, an integrated gas hob, an integrated gas oven, a cooker hood, plumbing for a washing machine, space for a fridge freezer, a storage cupboard, a radiator and a double glazed window to the rear.

## **Ground Floor W/C**

With a W/C, a vanity wash hand basin, a radiator and a double glazed window to the rear.

## **Bedroom 1**

11' 11" x 11' 1" ( 3.63m x 3.38m )  
With a log burner, shelving, a radiator and a double glazed window to the front, leading to a separate office space.

## **Bedroom 2**

11' 4" to front of wardrobe x 9' ( 3.45m to front of wardrobe x 2.74m )  
With fitted wardrobes, a radiator and a double glazed window to the front.

## **Bedroom 3**

11' 10" to front of wardrobe x 9' ( 3.61m to front of wardrobe x 2.74m )  
With a fitted wardrobe, a radiator and a double glazed window to the rear.

## **Bathroom**

With a W/C, a wash hand basin, a bath with a shower over, a storage cupboards, a radiator and a double glazed window to the rear.

## **Rear Garden**

Fully enclosed walled courtyard, with block paving, raised flower beds, and flowering shrubs. Solar panels (owned outright) located on south facing roof and currently providing additional income/ money back annually.



***view this property online*** [williamhbrown.co.uk/Property/NEA120171](http://williamhbrown.co.uk/Property/NEA120171)



welcome to

## Thoresby Street, Hull

- No chain
- Unique double-fronted Dukeries property
- South-facing rear courtyard
- Solar panels
- Close to Hymers School and Thoresby Primary school

Tenure: Freehold EPC Rating: C

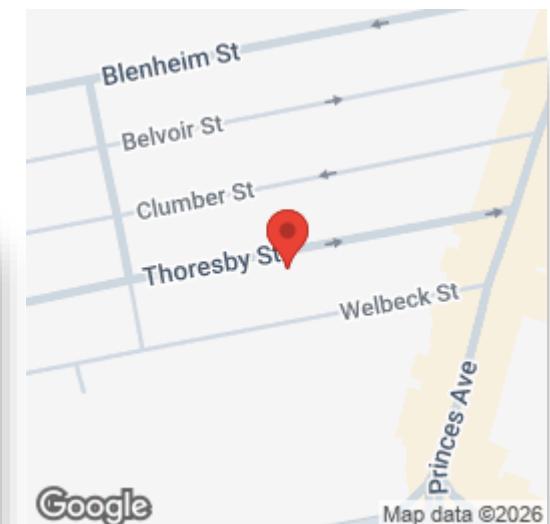
Council Tax Band: A

offers in the region of

**£190,000**

### directions to this property:

See below map for property location, for more information on the local area please contact your local residential sales team on: 01482 447748



view this property online [williamhbrown.co.uk/Property/NEA120171](http://williamhbrown.co.uk/Property/NEA120171)

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.



Property Ref:  
NEA120171 - 0004

 william h brown



**01482 447748**



NewlandAvenue@williamhbrown.co.uk



82 Newland Avenue, HULL, East Yorkshire, HU5 3AB



**williamhbrown.co.uk**