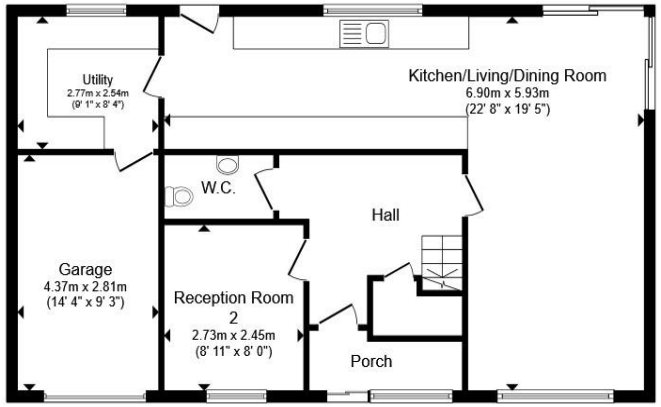
Hooks Lane, Thorngumbald Hull HU12 9PY

william h brown

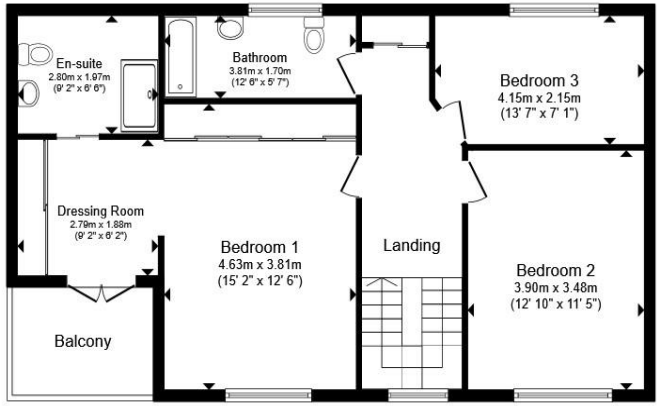
welcome to

Hooks Lane, Thorngumbald Hull

Beautifully presented 3-bedroom detached home with air conditioning, paid-off solar panels, gated driveway for 3-4 cars, built-in wardrobes, luxury bathroom with oversized bath, and a stunning balcony enjoying breathtaking sunrise views across open fields.



Ground Floor



First Floor

Total floor area 165.2 m² (1,778 sq.ft.) approx

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.propertybox.io

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Entrance Porch

Entrance Hall

Cloak Room

Open Lounge/ Kitchen

Utility Room

Reception Room 2

Ground Floor W/C

Landing

Bedroom 1

Dressing Room

En Suite

Bedroom 2

Bedroom 3

Bathroom

Front Garden

Rear Garden

Garage

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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- DETACHED
- AIR CONDITIONING - ground floor
- GARDEN BAR
- BALCONY WITH OPEN VIEWS
- GATED DRIVEWAY

Tenure: Freehold EPC Rating: E
Council Tax Band: D

directions to this property:

See below map for property location, for more information on the local area please contact your residential sales team on: 01482 327913

offers in the region of

£450,000

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDR124255

The Property Ombudsman

Property Ref:
HDR124255 - 0004

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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