



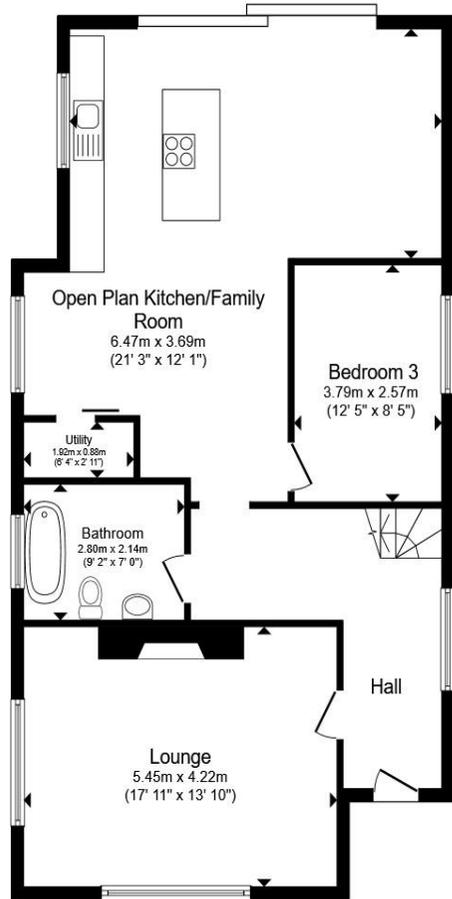
**Ings Lane, Dunswell, Hull HU6 0AL**

## Welcome to

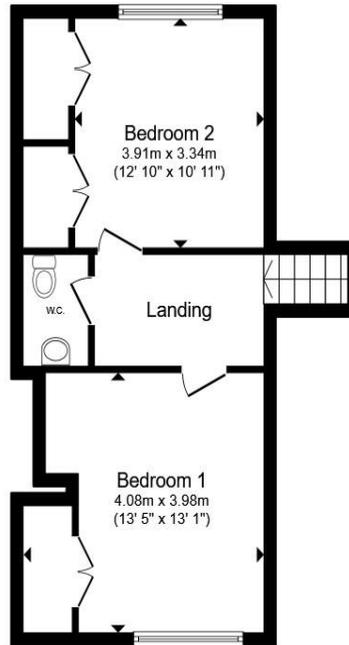
### Ings Lane, Dunswell, Hull

A versatile chalet-style detached family home set on a generous plot with an impressive rear extension, stunning open rear aspect, ample parking, and a superb double-storey outbuilding—perfectly positioned in a popular village with excellent road connections.





**Ground Floor**



**First Floor**

Total floor area 135.5 m<sup>2</sup> (1,459 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](http://www.propertybox.io)

**Entrance Hall**

**Lounge**

18' 1" x 13' 5" ( 5.51m x 4.09m )

**Dining Area**

19' 1" x 11' 7" ( 5.82m x 3.53m )

**Kitchen Area**

15' 2" x 11' 2" maximum ( 4.62m x 3.40m maximum )

**Laundry Room**

**Ground Floor Bathroom**

**Bedroom Three**

12' 1" x 8' 4" ( 3.68m x 2.54m )

**Landing**

**First Floor Cloak Room**

**Bedroom One**

12' 2" x 10' 9" ( 3.71m x 3.28m )

**Bedroom Two**

13' 7" max x 10' 9" ( 4.14m max x 3.28m )

**Outside**

The property is set on a large plot with an open rear aspect, providing a sense of space and privacy. The front offers ample off-road parking along with a side driveway leading to the garage. The garden area has a paved patio and twin lawns areas, ornamental pond and mature conifers. .

**Garage**

The side driveway gives access to a detached brick garage.

**Outbuilding**

Attached to the rear of the garage is a useful double storey outbuilding.



## Welcome to

### Ings Lane, Dunswell Hull

- Versatile chalet-style detached family home in a non-estate position.
- Stunning rear extension with L-shaped dining kitchen, island unit, and bi-folding doors.
- Generous plot with open rear aspect and beautifully arranged outdoor space.
- Ample parking, side driveway to garage, plus an impressive double-storey outbuilding.
- Popular village setting with excellent road connections and local amenities.

Tenure: Freehold EPC Rating: D

Council Tax Band: D

Offers in the region of

# £375,000



## Directions to this property:

See map below for directions. For more information, please contact the branch on 01482 880488



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/BEV107387](http://williamhbrown.co.uk/Property/BEV107387)



Property Ref:  
BEV107387 - 0005

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01482 880488**



[Beverley@williamhbrown.co.uk](mailto:Beverley@williamhbrown.co.uk)



5A North Bar Within, BEVERLEY, East Yorkshire,  
HU17 8AP



[williamhbrown.co.uk](http://williamhbrown.co.uk)