



84 HOOKS LANE THORNGUMBALD

£228,000
FREEHOLD

Nestled in the charming village of Thorngumbald, Hull, this fully refurbished family home on Hooks Lane offers a delightful blend of modern living and serene countryside views. The property features three well-proportioned bedrooms, making it ideal for families or those seeking extra space.


FRANK HILL & SON
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established 1924



Upon entering, you are welcomed into a bright and airy reception room, perfect for relaxation or entertaining guests. The home boasts two contemporary bathrooms, ensuring convenience for all residents. The thoughtful refurbishment has enhanced the property’s appeal, providing a fresh and inviting atmosphere throughout.

One of the standout features of this residence is its picturesque outlook, as it overlooks lush fields, offering a tranquil setting that is hard to find in urban areas. The property also includes parking for two vehicles, adding to the practicality of this lovely home.

Whether you are a growing family or simply seeking a peaceful retreat, this house in Thorngumbald presents an excellent opportunity to enjoy both comfort and the beauty of nature. With its modern amenities and idyllic location, this property is sure to attract those looking for a perfect family home.

Bathroom

6'0" x 6'5" (1.846 x 1.975)
Newly fitted bathroom comprising bath with shower, toilet and basin.

Kitchen/Diner

20'11" x 11'11" (6.394 x 3.650)
Newly fitted white gloss kitchen with wood effect worktop. Space for dishwasher/washer/drier. Fitted oven, hob and extractor fan.
Large area near double patio doors for dining table overlooking the garden

Lounge

14'11" x 10'11" (4.548 x 3.352)
Large lounge accessed through kitchen/diner. Window overlooking fields

Bedroom/Reception

10'3" x 9'9" (3.143 x 2.990)
Good sized bedroom/second reception room with views over the fields

Bedroom

20'9" x 8'6" (6.338 x 2.608)
Large bedroom overlooking the rear of the property

Bedroom

9'8" x 13'1" (2.951 x 3.992)
Good sized bedroom with window overlooking the fields to the front of the property. Door to en-suite

En-Suite

7'6" x 8'3" (2.289 x 2.535)
Large en-suite comprising standalone shower, toilet and sink. Cupboard housing new boiler and also a small storage cupboard

Outside

To the front a large bricked driveway enough for 2 cars and a small grassed area.
To the rear a good sized garden with raised decking area and garage with up-and-over door

Additional Information

TENURE
Freehold with Vacant Possession on Completion

PLANNING

All Intending Purchasers must satisfy themselves as to any Planning Requirements from the Local Authority, in the East Riding of Yorkshire Council.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - Currently rated E however awaiting update due to refurbishment

COUNCIL TAX

East Riding of Yorkshire Tax Band B



AGENTS NOTES

On the 26th June 2017 the Fourth money Laundering Directive came into effect. As a Consequence of this New Legislation the Vendors Agents will need to undertake Due Diligence checks on Potential Purchasers prior to an offer being accepted. Please contact the Agents for Further information. Money laundering 2003 & Immigration Act 2014 Intending Purchasers will be asked to produce Identification Documentation.

SERVICES

Mains Water, Gas, Electricity & Drainage are believed to be connected.

MISDESCRIPTIONS/MEASUREMENTS

The measurements used in these Particulars are for Guidance Only. The Equipment is susceptible to variations caused by such things as temperature, variations of or -5% are not uncommon. Please measure and check the room sizes yourself before ordering such items as carpets, curtains or furniture.

WAYLEAVES/RIGHTS OF WAY/EASEMENTS

The Land is Sold subject to and with the benefit of all existing rights of way, water, light, drainage, all other easements and wayleaves affecting the Land and whether mentioned in these Particulars or not

PLANS AND PARTICULARS

The Plans have been prepared and the Acreage in the particulars are stated for the Convenience of the Purchasers and are based on the Ordnance Survey Map with the sanction of the Controller of HM Stationary Office. The Plans and Particulars are believed to be correct but their accuracy cannot be guaranteed and no Claims for Omissions can be admitted.

VIEWING- STRICTLY BY APPOINTMENT ONLY

ADDITIONAL INFORMATION

Frank Hill & Son for themselves and for the vendors of the property or articles out in these particulars, give notice that

- These particulars are intended to give a fair and accurate general outline for the guidance of intending purchasers but do not constitute, not constitute any part of an offer or contract
- All statements contained in these particulars as to the property or articles are made without responsibility on the part of Messers Frank Hill & Son or the vendors
- None of the statements contained in these particulars as to the property or articles are to be relied upon as statements or representations of fact. Intending purchasers should make their own independent enquiries regarding past or present use of the property, necessary permission for use and occupation, potential uses and any other matters affecting the property prior to purchase.
- Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
- No responsibility can be accepted for any costs or expenses incurred by intending purchasers in inspecting the property, making further enquiries or submitting offers for the property.
- The vendor does not make or give and neither Messers Frank Hill & Son nor any person in their employment has any authority to make or give, any representations or warranty whatever in relation to this property





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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