



SYMONDS + GREENHAM

Estate and Letting Agents



98 Hooks Lane, Hull, Yorkshire HU12 9QD Offers over £200,000

GORGEOUS THREE BED SEMI-DETACHED HOME - STUNNING MODERN KITCHEN/DINER - PERFECT FOR A FAMILY

This semi-detached home situated in the sought after village of Thorngumbald close to well regarded schools and local amenities with good transport links to Hull city centre and the neighbouring market town of Hedon home to supermarkets, restaurants and public houses. The property would be perfect for a family as it is ready to move into and offers ample living space. The property benefits from off-street parking to the front and a generous garden to the rear and internally boasts a gorgeous living room, a useful study, a stunning modern kitchen/diner, a downstairs WC, three double bedrooms, a family bathroom and a walk in wardrobe.

HOMES IN THIS AREA ARE SELLING QUICK...BOOK YOUR VIEWING ASAP!

GROUND FLOOR

ENTRANCE HALL

with stairs to first floor, door to study, door to downstairs WC and door to...

LIVING ROOM

17'3 max x 10'11 max (5.26m max x 3.33m max)
with gas fire



STUDY

10'3 max x 8'3 max (3.12m max x 2.51m max)
with door to...



KITCHEN/DINER

21' max x 11' max (6.40m max x 3.35m max)

With a range of eye level and base level units with complementing work surfaces, sink unit, double electric oven, induction hob with overhead extractor fan, integrated dishwasher, plumbing for washing machine, space for under-counter fridge, space for under-counter freezer and French patio doors to rear garden



DOWNSTAIRS WC

with low level WC, vanity hand basin and heated towel rail



FIRST FLOOR

BEDROOM 1

12'1 max x 10'10 max (3.68m max x 3.30m max)



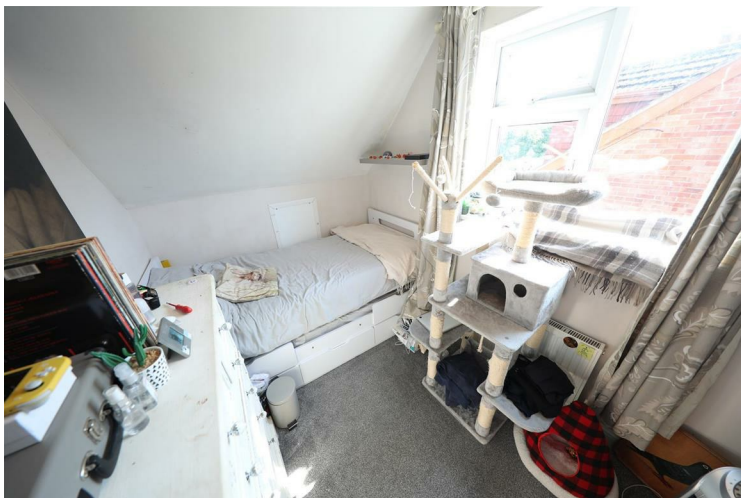
BEDROOM 2

9'10 max x 9'9 max (3.00m max x 2.97m max)



BEDROOM 3

10' max x 6'6 max (3.05m max x 1.98m max)



DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

BATHROOM

9'10 max x 5'4 max (3.00m max x 1.63m max)

with low level WC, hand basin and panelled bath with over head shower



WALK IN WARDROBE

OUTSIDE

To the front of the property is an off-street parking space with a raised gravelled area and a side drive leading to the rear garden. The rear garden is mainly laid to lawn with a paved patio area, a summerhouse, a timber shed and a brick outhouse.



SOLAR PANELS

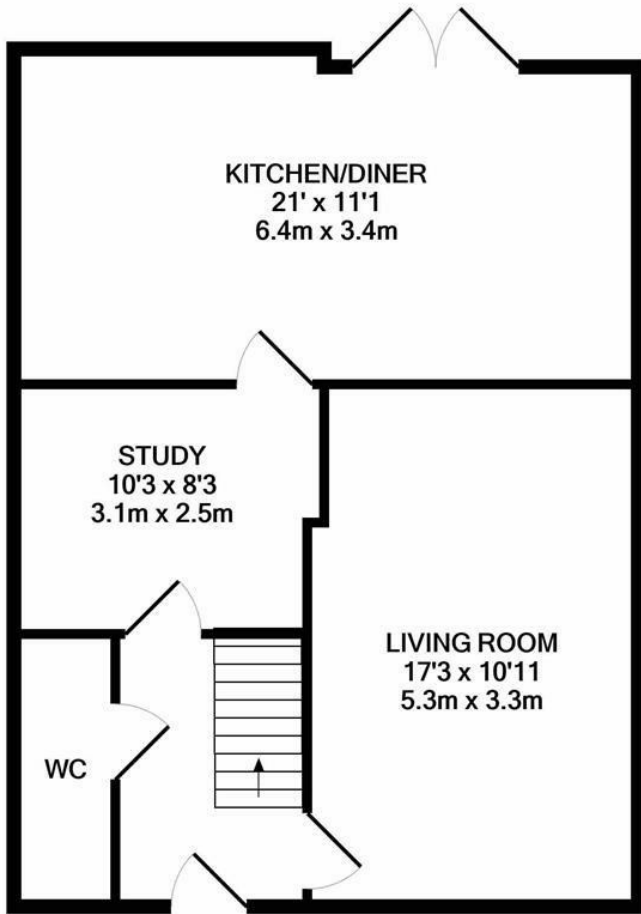
The property has the benefit of solar panels. Please contact the office on 01482 444200 for more information.

CENTRAL HEATING

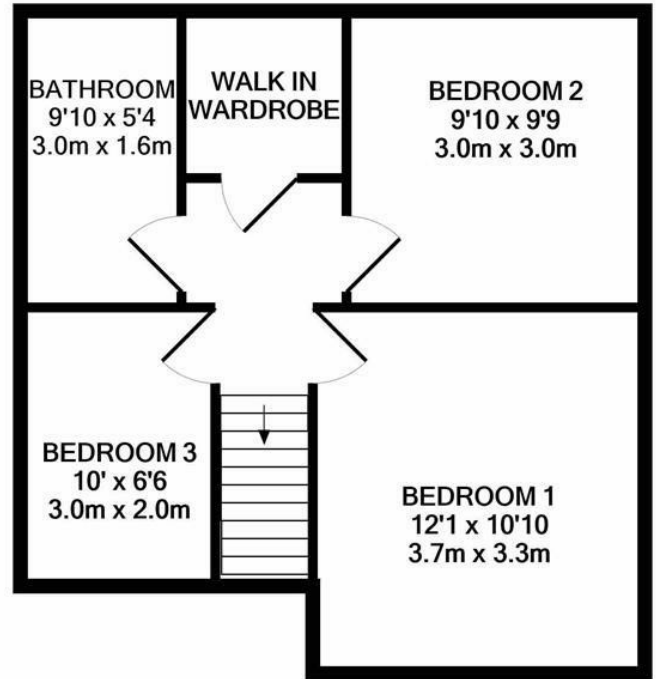
The property has the benefit of gas central heating (not tested).

DOUBLE GLAZING

The property has the benefit of double glazing.



GROUND FLOOR
APPROX. FLOOR
AREA 577 SQ.FT.
(53.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 422 SQ.FT.
(39.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 999 SQ.FT. (92.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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
Made with Metropix ©2021



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO ₂ emissions			
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	