



90 Hooks Lane, Thorngumbald, Hull, HU12 9QD

- Three Bedroom Semi Detached Chalet House
- Entrance with Stairs off
- Lounge and Dining Areas
- First Floor with Three Bedrooms
- Garden Areas
- Requires Updating and Improvements Throughout
- Cloakroom and Study
- Kitchen and Rear Lean To
- First Floor Bathroom
- Shared Driveway

Offers In The Region Of £129,950



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90 Hooks Lane, Thorngumbald, Hull, HU12 9QD

Three bedroom semi detached chalet style house. Requiring a scheme of updating and improvements throughout. The accommodation comprises:- Entrance, cloakroom, study, lounge area, dining area, kitchen, rear lean to, first floor, three bedrooms and bathroom. Garden areas, shared driveway with garage. Viewing via Leonards.

Location

The rural village of Thorngumbald lies approximately ten miles to the east of the city of Hull and offers local shops and public transportation. The market town of Hedon lies approximately two miles to the west of the village of Thorngumbald where additional amenities can be found. The property is conveniently located within a rural village yet within easy reach of good road and rail connections with dual carriageway access from Hull to the region's motorway network and a mainline train service is available from Hull Paragon Station.

Entrance

Main front entrance door provides access into the property. Stairs lead off to the first floor accommodation.

Cloakroom

Window to the side elevation. WC. Wash hand basin.

Study

9'11" x 8'4" (3.030m x 2.556m)

Window to the side elevation.

Lounge Area

10'10" x 17'3" (3.306m x 5.271m)

Window to the front elevation. Open plan into:

Dining Area

9'10" x 9'11" (3.009m x 3.029m)

Access to the rear lean to and into:

Kitchen

10'9" x 11'1" (3.278m x 3.388m)

Containing a range of units with sink. Window to the side elevation. Access into rear lean to.

Rear Lean To

19'0" x 12'8" (5.799m x 3.864m)

Rear and side entrance doors.

First Floor

Access to rooms off. Cylinder cupboard.

Bedroom One

8'7" to wardrobes x 12'0" (2.633m to wardrobes x 3.662m)

Window to the front elevation.

Bedroom Two

9'10" x 9'9" (3.012m x 2.980m)

Window to the rear elevation.

Bedroom Three

6'7" x 9'11" (2.020m x 3.041m)

Window to the side elevation.

Bathroom

5'10" x 6'9" (1.792m x 2.069m)

Suite of bath, basin and WC. Window to the side elevation.

Outside

Gardens areas to front and rear. Shared side driveway. Garage at the rear (requires attention/replacement).



Energy Performance Certificate

The current energy rating on the property is pending.

Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procurement fee they receive.

Tenure

The tenure of this property is currently unregistered at the land registry but believed to be freehold.

Purchaser Outgoings

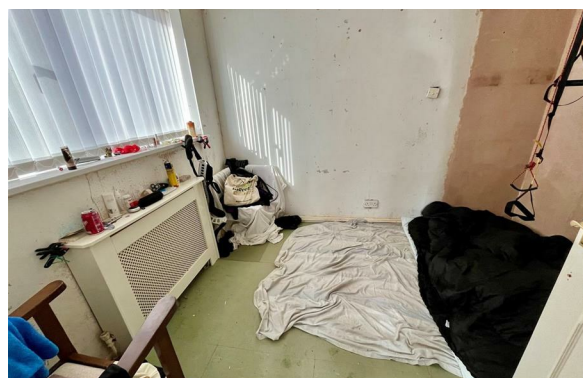
From internet enquiries with the Valuation Office website the property has been placed in Band C for Council Tax purposes. Local Authority Reference Number THG028090000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

Free Sales Market Appraisal/Valuation

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire. *Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective purchaser. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property. You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website.