





Inglemire Lane, Hull HU6 7TD

william h brown

welcome to

Inglemire Lane, Hull

Rose Dene is a detached four bedroom family home with three reception rooms, two bathrooms, a private rear garden, garage and driveway. Requiring some modernisation, it offers excellent potential to create a fantastic forever home.













Entrance Hall
With a door to the front leading into the property, stairs leading to the upper floor, a storage cupboard and two radiators.

Lounge
14' x 12' 11" plus bay (4.27m x 3.94m plus bay)
With a feature electric fireplace, wall light points, coving, a radiator and a double glazed bay window to the front and side.

Dining Room
16' 6" x 13' (5.03m x 3.96m)
With a radiator, coving and a double glazed bay window to the side.

Office Room
7' 11" x 6' 4" (2.41m x 1.93m)
An additional space that has the potential to be an office room, there is a radiator and a double glazed window to the rear.

Kitchen
13' 6" x 7' 11" (4.11m x 2.41m)
Housing a fitted kitchen with a range of wall and base units, work surfaces, a sink and drainer unit, an integrated oven, an integrated gas hob, a cooker hood, an integrated fridge freezer, plumbing for a washing machine, tile splash back, a double glazed window to the side and access to the conservatory.

Conservatory
11' 8" x 6' 11" (3.56m x 2.11m)
With a door leading to the rear garden.

Bedroom 1
24' 5" x 9' 10" (7.44m x 3.00m)
A bedroom which has a dressing area and an en suite attached, the room offers a dressing table, a radiator, coving, a double glazed window to the side and rear and a door to the side leading to the front garden.

En Suite Wc
With a WC and a wash hand basin.

Bedroom 2
14' x 13' (4.27m x 3.96m)
With coving, a radiator and a double glazed window to the front.

En Suite Shower
With a walk in shower.

Bedroom 3
10' 11" x 9' 6" (3.33m x 2.90m)
With coving, a radiator and a double glazed window to the rear.

Bedroom 4
15' 9" x 14' 1" (4.80m x 4.29m)
With a storage cupboard, light points, a radiator, a double glazed window to the rear and a double glazed sky light to the front.

Bathroom
With a W/C, a wash hand basin, a bath, a storage cupboard, tiled walls, a radiator and a double glazed sky light to the rear.

Front Garden
With a brick path leading to the front door and rear garden, a driveway, a hedge surround providing privacy and a wrought iron gate.

Rear Garden
With access to the garage, a bricked patio area, a lawned area, shrubs, trees and a wooden fence surround.

Garage
With an up and over door and a window to the side.

Agents Note
The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

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.

welcome to

Inglemire Lane, Hull

- Detached family home
- Four spacious bedrooms
- Three versatile reception rooms
- Two conveniently located bathrooms
- Generously sized private garden

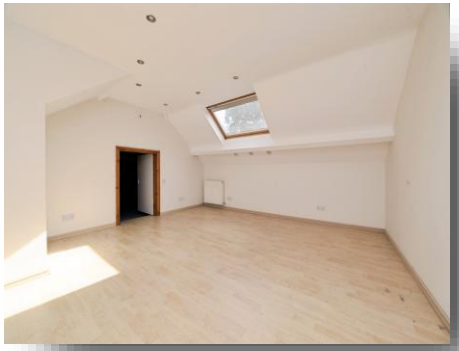
Tenure: Freehold EPC Rating: D
Council Tax Band: D

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 447748.

offers in excess of

£340,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NEA120564

The Property Ombudsman

Property Ref:
NEA120564 - 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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