



Plumtree Road, Thorngumbald, Hull, HU12 9QG

Welcome to

Plumtree Road, Thorngumbald, Hull

BURSTING WITH POTENTIAL!

With scope for modernisation and improvement throughout, this property is an exciting opportunity for investors or buyers seeking a home they can truly make their own. Set in a popular village location with good access to local amenities and transport links. Enquire now!!



Entrance Porch

2' 11" max x 1' max (0.89m max x 0.30m max)

Entrance Hall

10' 6" max x 7' 10" max (3.20m max x 2.39m max)

Living Room

14' 11" max x 11' max (4.55m max x 3.35m max)

Kitchen

15' max x 9' max (4.57m max x 2.74m max)

Dining Room

13' max x 10' max (3.96m max x 3.05m max)

Bedroom 2

10' max x 8' 10" max (3.05m max x 2.69m max)

Bathroom

6' max x 5' max (1.83m max x 1.52m max)

Landing

11' max x 5' max (3.35m max x 1.52m max)

Bedroom 1

16' max x 9' max (4.88m max x 2.74m max)

Bedroom 3

8' 11" max x 7' max (2.72m max x 2.13m max)

Agent's Note;

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

Agent's Note:

We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.

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- 3 BEDROOM SEMI-DETACHED HOME
- GARAGE
- COUNCIL TAX BAND: B
- DESIRABLE LOCATION
- NATURALLY LIGHT PROPERTY

Tenure: Freehold EPC Rating: E
Council Tax Band: B

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDR123406 - 0007

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.



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