



Inglemire Lane, Hull HU6 7TD

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.

En Suite Shower

With a walk in shower.

Bedroom 2

14' x 13' (4.27m x 3.96m)

With coving, a radiator and a double glazed window to the front.

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.



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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.

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NEA120564 - 0003

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