



Lomond Road, Hull, HU5 5BS
Offers Over £130,000

Philip
Bannister
Estate & Letting Agents

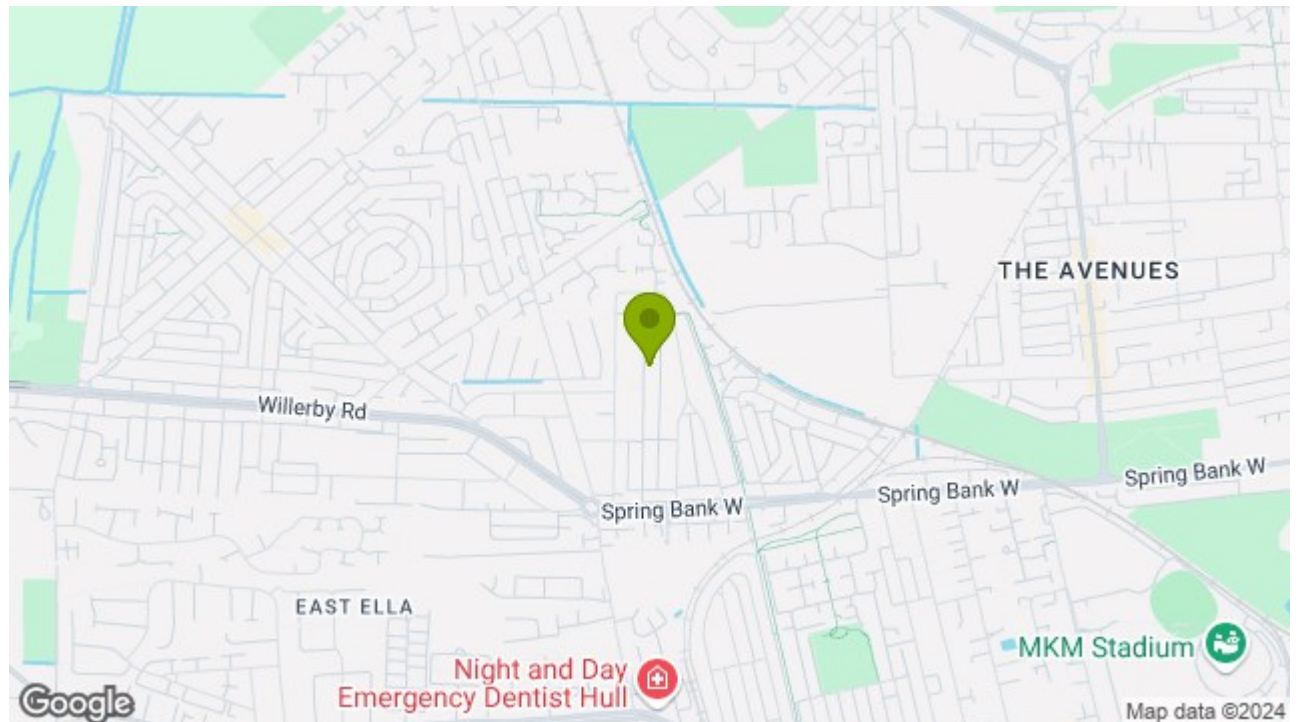
Lomond Road, Hull, HU5 5BS

A well presented, recently redecorated family home situated in a desirable location. Offered top the market with no onward chain this property is ready for its next owner, with scope to put your own stamp on it. Perfect for a first time buyer or rental investor alike. Act fast.

Key Features

- No Onward Chain
- Vacant Possession
- Immaculately Presented
- Newly Fitted Carpets
- Sought-After Location
- 3 Bedrooms
- 2 Reception Rooms
- EPC =

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	68	
(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	





GROUND FLOOR;

ENTRANCE HALL

LIVING ROOM

15'1 into bay x 11'8 (4.60m into bay x 3.56m)

A generous living room with feature fireplace housing an electric fire, windows to the front and rear elevations.

DINING AREA

14'9 x 7'7 (4.50m x 2.31m)

A flexible reception space ideal for dining being open to the Kitchen area.

KITCHEN

7'5 x 8'8 (2.26m x 2.64m)

With shaker wall and base units, laminated work surfaces and a tiled splashback, with space for an undercounter fridge, undercounter freezer electric cooker and plumbing for an automatic washing machine. Further benefitting from a window to the rear elevation and being open to the dining area.

BATHROOM

7'10 max x 5'9 (2.39m max x 1.75m)

A three piece suite comprising of a panelled bath with shower attachment, low flush WC and a wash hand basin. Further benefitting from 2 windows to the rear elevation and partially tiled walls

REAR LOBBY

With back door leading to the rear garden.

FIRST FLOOR;

BEDROOM 1

14'9 inc wardrobes x 12'9 max (4.50m inc wardrobes x 3.89m max)

A bedroom of double proportions with a variety of

fitted furniture including wardrobes, chest of draws and dressing table. Further benefitting from 2 windows to the front elevation.

BEDROOM 2

8'4 max x 10'6 (2.54m max x 3.20m)

A further bedroom of double proportions with fitted wardrobes and a window to the rear elevation.

BEDROOM 3

6 x 6'7 (1.83m x 2.01m)

A bedroom of single proportions with window to the rear elevation.

EXTERNAL;

FRONT

A walled forecourt with wrought iron gate.

REAR

A low maintenance rear garden with block paved patio area, timber fencing, footpath and access to the garage.

GARAGE

Accessed via the tenfoot with parking space in front of.

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band A (Hull City Council). We would recommend a purchaser make their own enquiries to

verify this.

VIEWING - Strictly by appointment with the sole agents.

FIXTURES & FITTINGS - all included within the purchase.

TENURE

We understand that the property is Freehold.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

THINKING OF SELLING?

We would be delighted to offer a **FREE - NO OBLIGATION** appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

AGENTS NOTES

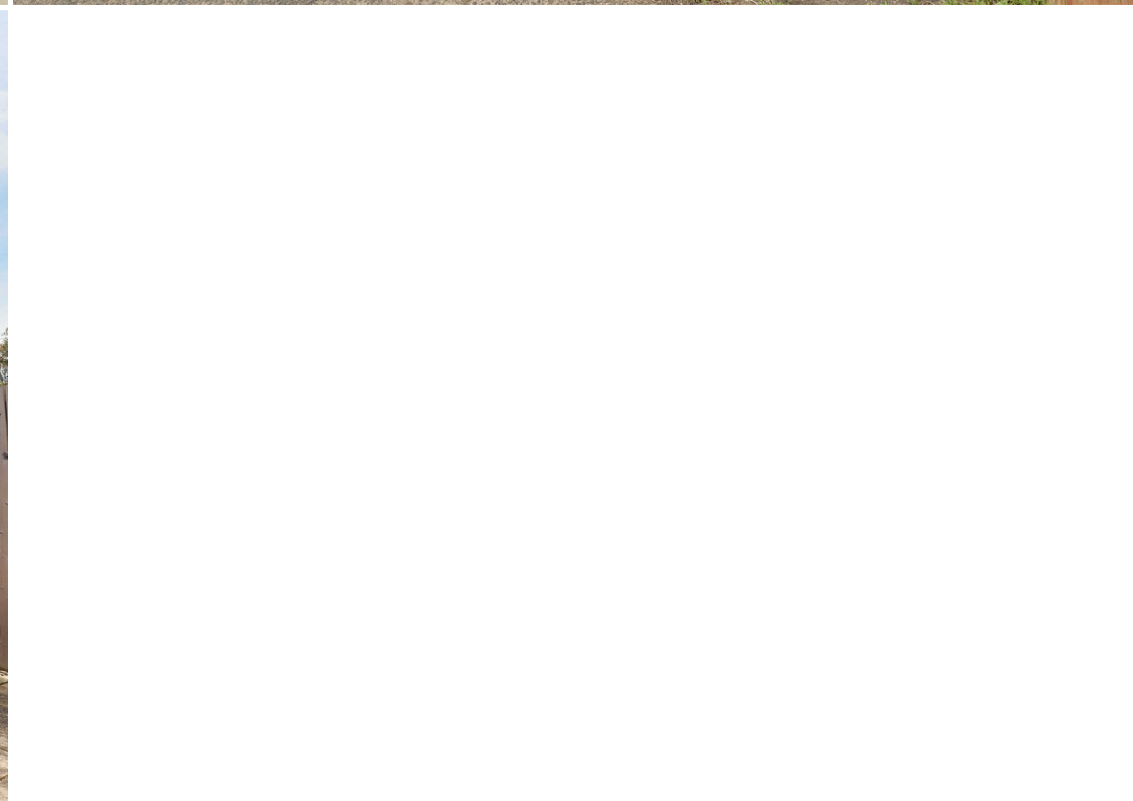
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In compliance with NTSSTAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys.

Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £120 Hamers£100 Lockings Solicitors £100



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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