

59 Lodge Street, Hull, HU9 3EN

Offers Over £150,000

Reduced to Offers Over £150,000, This stunning three bedroom property with large loft space is now available on the ever popular Lodge Street, Hull! Ideal for growing families, this property is immaculately presented and ready to move into! The property is situated in this popular residential area, perfect for those looking to be close to local amenities such as East Park and Woodford Leisure Centre. Installed with gas central heating & double glazing. Accommodation briefly comprises; entrance porch to hallway, spacious open plan lounge / dining room, contemporary fitted kitchen with integrated appliances and useful downstairs wc. To the first floor are three bedrooms and modern family bathroom, as well as a fixed staircase to the loft space which has a velux window. Well tended front and rear enclosed gardens, ideal for families.

Do not miss out! Arrange your viewing today!

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## Ground Floor

Entrance porch to a welcoming hallway.  
Stairs to first floor, laminate flooring, inset lighting and radiator.

Open plan Lounge / Dining Room  
Stunning lounge with large bay window to the front aspect, laminate flooring, radiator, open plan to dining room with patio doors to the rear garden.

Modern Kitchen  
Stunning contemporary fitted kitchen with wall and base units, work tops over and tiled splash backs. Integrated electric oven, microwave, gas hob and extractor over. Integrated washing machine, fridge and freezer. Sink with drainer and mixer tap over. Two windows to the rear aspect. Vinyl flooring.

Downstairs WC  
Useful downstairs wc with window to rear aspect, vinyl flooring, push button wc, vanity unit with wash basin.

## First Floor

Bedroom one  
Spacious master bedroom with bay window to the front aspect, radiator and carpet flooring.

Bedroom two  
Second double bedroom with window to the rear aspect, carpet flooring, radiator and built in storage cupboard.

Bedroom three

Third bedroom with window to the front aspect, radiator and carpet flooring.

Family bathroom  
Modern white family bathroom with push button wc, vanity unit with wash basin, panel enclosed bath with electric shower over. Window to the rear aspect and chrome heated towel rail.

Fixed stairs to Loft Space  
Spacious loft space with velux window, storage to eaves, power points and carpet flooring.

Exterior  
Well tended and enclosed front and rear gardens. The rear garden is spacious with patio area, lawn and garden shed, perfect for families.

Thinking of moving? Contact us on 01482 226560 to arrange your free no obligation market appraisal. We are your local, family run Estate Agents offering a personal, bespoke professional service at an unbeatable fee.

Disclaimer  
-None of the services, fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

-An EPC is held for this property and is available for inspection at the branch should you wish to view. It is also available online through the properties details on our website [www.urbanpropertyhull.co.uk](http://www.urbanpropertyhull.co.uk).

-To arrange a viewing for this property please contact Urban Property 01482 226560 350 Holderness Road Hull HU9 3DQ.

-If you require a Mortgage to purchase this or any other property, we offer a free Mortgage Consultation with an independent Mortgage Broker. Please ask for further details.

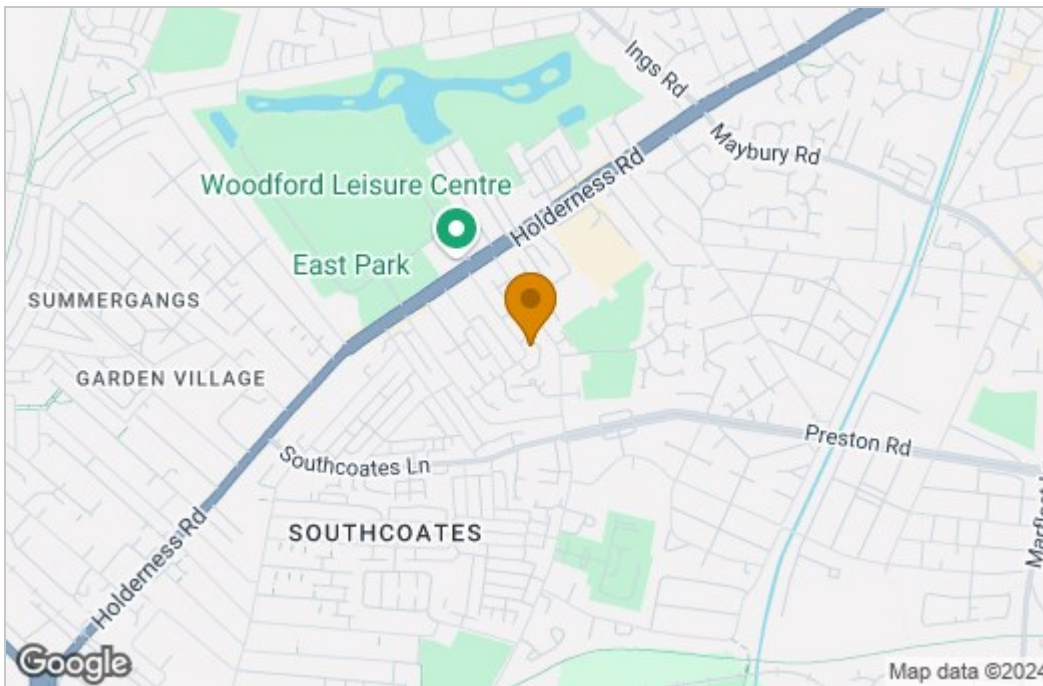
All mortgages are subject to status and valuation.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

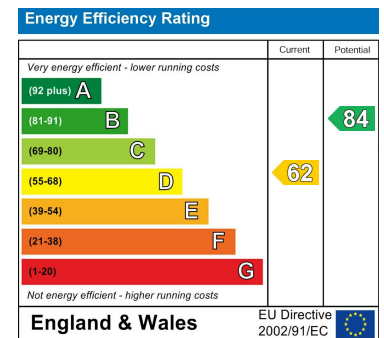
## Floor Plan



## Area Map



## Energy Efficiency Graph



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