

# Whitakers

Estate Agents



**49 Lomond Road, Hull, HU5 5BP**

**£115,000**

**\*\* NO FORWARD CHAIN \*\***

Introducing this traditional mid-terrace property which offers the opportunity for a new owner to cosmetically enhance the interior to suit their own taste in décor.

Externally to the front aspect, there is an enclosed gravelled forecourt with a path leading to the entrance door.

Upon entering, the resident is greeted by an entrance lobby that follows to a bay fronted lounge, and a fitted kitchen / dining room. Fixed stairs rise to the first floor which boasts two fitted double bedrooms, and a bathroom furnished with a three-piece suite.

A pull down ladder allows access to the loft room, which could be used as storage or additional living space.

The rear garden is mainly laid to lawn, and complimented with a patio seating area. A path leads to a gate in the boundary fencing that opens onto the rear ten-foot, and garage with up-and-over door.

The accommodation comprises

#### Front external

Externally to the front aspect, there is an enclosed gravelled forecourt with a path leading to the entrance door.

#### Ground floor

##### Hall

UPVC double glazed door, central heating radiator, and carpeted flooring. Leading to :

Lounge 14'11" x 13'1" (4.55 x 4.01 )



UPVC double glazed bay window, central heating radiator, gas fire with tiled hearth and surround, and carpeted flooring.

Kitchen / dining room 9'4" x 15'1" (2.87 x 4.60 )



#### Kitchen



Two UPVC double glazed windows, under stairs storage cupboard, and vinyl flooring. Fitted with floor and eye level units, worktop with splashback tiles above, sink with mixer tap, plumbing for a washing machine, and integrated oven with hob and extractor hood above.

#### Dining room



UPVC double glazed door with side window, central heating radiator, and carpeted flooring. Fitted with floor and eye level units, and worktop with splashback tiles above.

#### First floor

##### Landing

With access to the loft hatch, and carpeted flooring. Leading to :

Bedroom one 12'4" x 11'3" maximum (3.76 x 3.45 maximum )



UPVC double glazed window, central heating radiator, three fitted wardrobes, and carpeted flooring.

Bedroom two 9'6" x 8'0" (2.90 x 2.44 )



UPVC double glazed window, central heating radiator, fitted wardrobes and cupboards, and carpeted flooring.

Bathroom



UPVC double glazed window, central heating radiator, and fully tiled with tile effect laminate flooring. Furnished with a three-piece suite comprising panelled bath with dual taps, pedestal sink with dual taps, and low flush W.C.

Second floor

Loft room 10'8" x 13'10" (3.26 x 4.22 )



Roof style window, electric storage heater, fitted wardrobes, storage in the eaves, and carpeted flooring.

Rear external



The rear garden is mainly laid to lawn, and complimented with a patio seating area.

Garage

A path leads to a gate in the boundary fencing that opens onto the rear ten-foot, and garage with up-and-over door.

Tenure

Tenure - Freehold

Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00030275004902

Council Tax band - A

EPC rating

EPC rating - TBC

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Ultrafast 10000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

#### Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

#### Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

#### Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

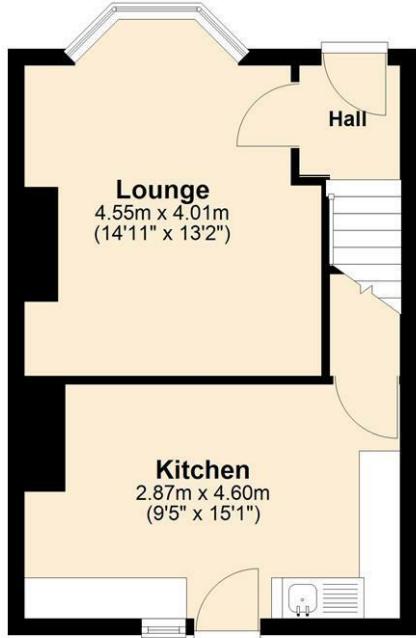
#### Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

## Floor Plan

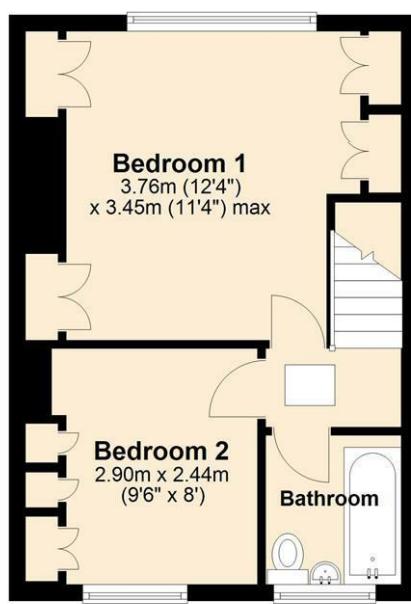
### Ground Floor

Approx. 32.7 sq. metres (352.4 sq. feet)



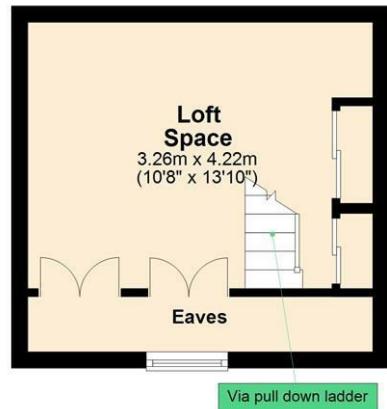
### First Floor

Approx. 31.1 sq. metres (334.6 sq. feet)



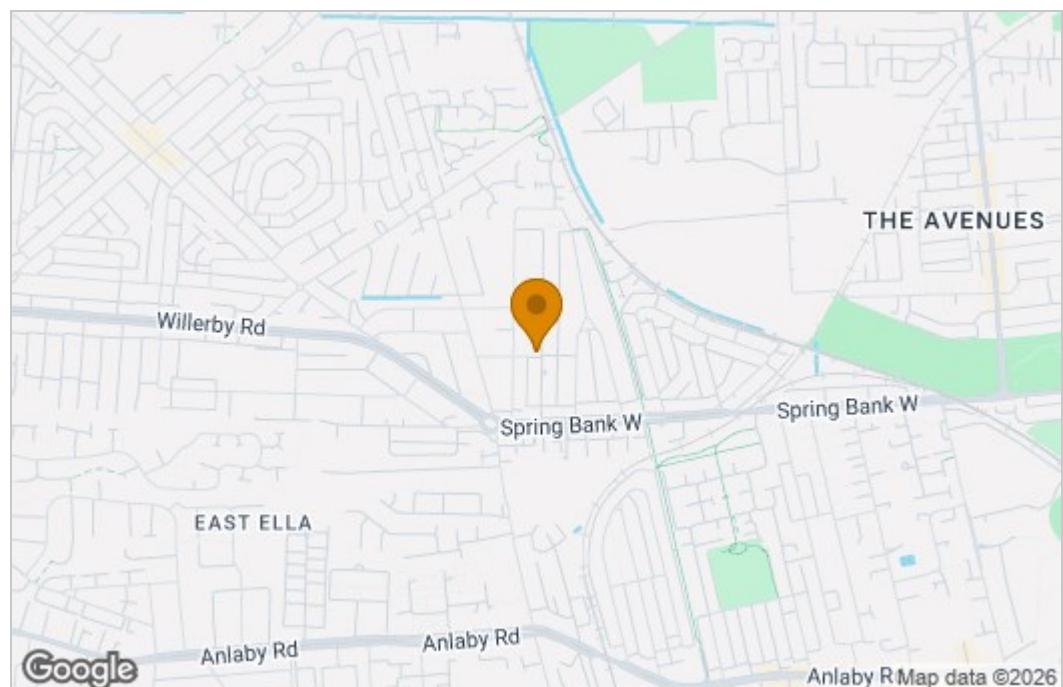
### Second Floor

Approx. 17.0 sq. metres (183.5 sq. feet)

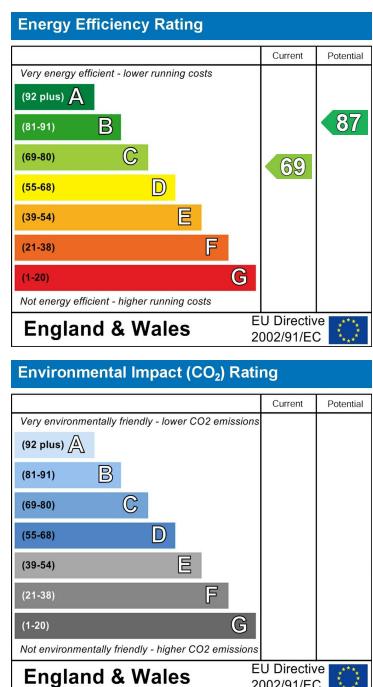


Total area: approx. 80.9 sq. metres (870.6 sq. feet)

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.