



SYMONDS + GREENHAM

Estate and Letting Agents



89 Lambwath Road, Hull, HU8 0HB

£180,000

FANTASTIC THREE BED TERRACED - EXTENDED TO THE REAR - OPEN PLAN LIVING - SPACIOUS LOFT ROOM - POPULAR LOCATION - CLOSE TO AMENITIES

This fantastic three bedroom terraced property on Lambwath Road is located in the highly sought after HU8 area, offering convenient access to local amenities and excellent schools, making it the perfect choice for families. The property has been extended to the rear, providing a spacious and modern open plan living space, and also benefits from a front drive, adding to its practicality and appeal.

The ground floor features an inviting entrance hall, a cosy living room, and a stunning open plan kitchen, dining, and family room, perfect for entertaining or family time. Upstairs, there are three generously sized bedrooms and a stylish family bathroom, while the top floor boasts a spacious loft room, offering additional versatile space.

Externally, the property includes a good sized, low maintenance rear garden, ideal for outdoor relaxation or entertaining. With its combination of style, space, and location, this home is an excellent opportunity for families or anyone seeking a move in ready property in a popular area.

BOOK YOUR VIEWING NOW!

GROUND FLOOR

ENTRANCE HALL

with stairs to first floor and door to...



KITCHEN/DINER/FAMILY ROOM

27'2 x 19'3 max (8.28m x 5.87m max)

a fantastic open plan kitchen/dining/living area with a range of eye and base level units with complementing work surfaces, breakfast bar, sink basin with drainer unit, space for oven, space for American style fridge freezer, plumbing for washing machine, with adjoining dining area and stylish family room with skylights and french doors to the rear garden



LOUNGE

11'9 x 11'9 max (3.58m x 3.58m max)

with log burner and bay window



FIRST FLOOR

LANDING

with stairs to second floor and doors to all bedrooms and bathroom

BEDROOM 1

13'1 x 12'1 max (3.99m x 3.68m max)

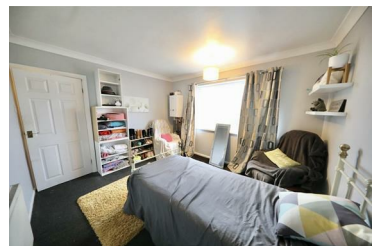
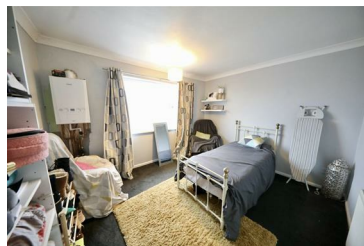
a good sized primary bedroom with fitted cupboard and bay window



BEDROOM 2

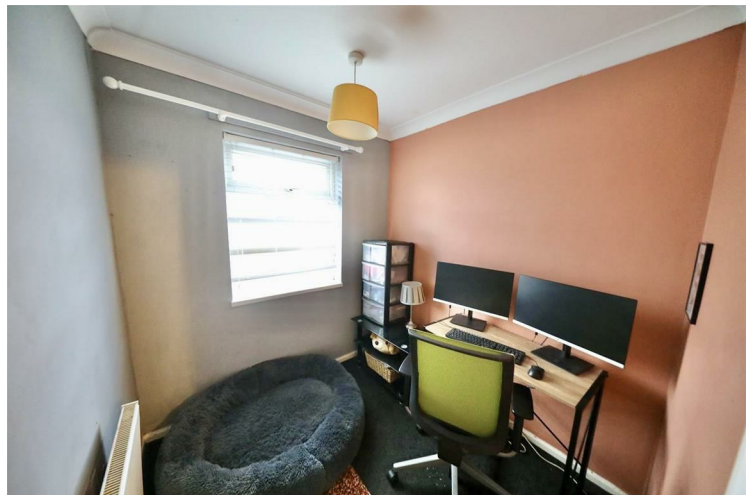
11'6 x 11'2 max (3.51m x 3.40m max)

another good sized double bedroom



BEDROOM 3

6'10 x 6'10 max (2.08m x 2.08m max)



BATHROOM

with low level w/c, pedestal sink basin and panelled bath with overhead shower attachment

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.



SECOND FLOOR

LOFT SPACE

17'5 x 11'1 max (5.31m x 3.38m max)

a spacious, versatile loft space



OUTSIDE

a generous rear garden with paved patio and gravelled area with artificial grass and storage unit, enclosed by timber fencing



CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band B.

DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

DOUBLE GLAZING

The property has the benefit of double glazing.

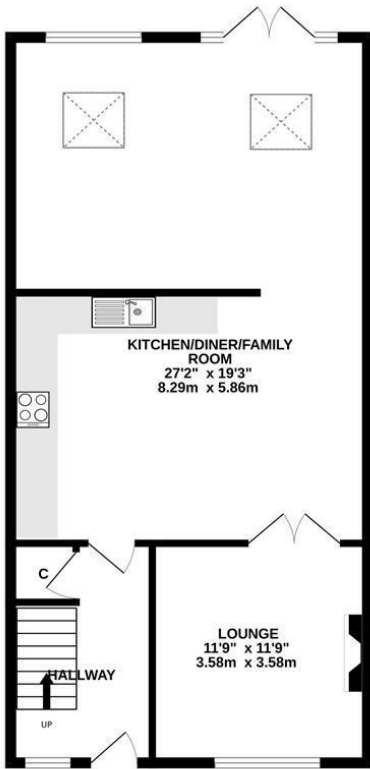
TENURE

Symonds + Greenham have been informed that this property is Freehold.

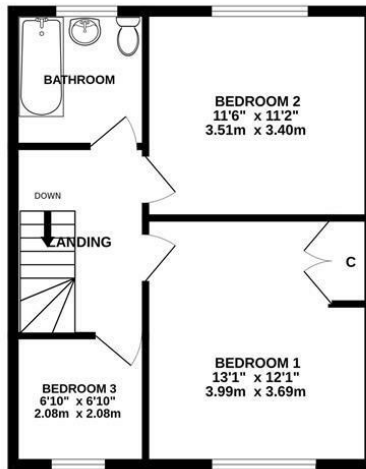
If you require more information on the tenure of this property please contact the office on 01482 444200.

VIEWINGS

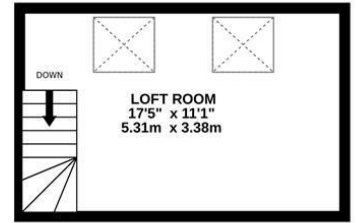
GROUND FLOOR




1ST FLOOR




2ND 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.
Made with Metropix ©2024

| Energy Efficiency Rating | | Current | Potential |
|---|--|---|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 81 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 51 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| | |  | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|---|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC |  |

