



SYMONDS + GREENHAM

Estate and Letting Agents



61 Lagoon Drive, Hull, HU7 4YW

£150,000

THREE BEDROOMS AND SPACIOUS LOUNGE PERFECT FOR FAMILY LIVING - GENEROUS KITCHEN/DINER AND MOVE-IN READY CONDITION - EXCELLENT TRANSPORT LINKS AND CLOSE TO LOCAL AMENITIES INCLUDING PUBS AND PARKS

Nestled on Lagoon Drive, this well-presented mid-terrace home is an ideal starter home for those seeking comfort and convenience. The property boasts three inviting bedrooms, providing ample space for families or individuals looking to establish their own sanctuary.

Upon entering, you are welcomed by a spacious lounge that offers a perfect setting for relaxation and entertaining guests. The kitchen/diner is equally generous, allowing for delightful family meals and gatherings. The layout of the home is designed to maximise space and light, creating a warm and inviting atmosphere throughout.

This property is ready to move into, making it an excellent choice for first-time buyers or those looking to downsize without the hassle of extensive renovations. The surrounding area is well-served by excellent transport links, ensuring easy access to Hull and beyond. Additionally, residents can enjoy the nearby pubs and local parks, which provide a wonderful opportunity for leisure and socialising.

In summary, this three-bedroom terrace on Lagoon Drive is a fantastic opportunity for anyone looking to settle in a vibrant community with all the necessary amenities at their doorstep. Don't miss the chance to make this delightful house your new home.

LOUNGE

13'0 x 11'0 max (3.96m x 3.35m max)

KITCHEN/DINER

15'9 x 10'4 max (4.80m x 3.15m max)

With a range of base to eye level units, complementary work top surfaces, integrated electric oven and gas hob with overhead extractor fan, sink and draining unit, space for dishwasher, space for fridge freezer, space for washing machine, French doors leading to the garden

BEDROOM ONE

12'2 x 9'1 max (3.71m x 2.77m max)

BEDROOM TWO

11'3 x 9'0 max (3.43m x 2.74m max)

With fitted wardrobe

BEDROOM THREE

9'2 x 6'5 max (2.79m x 1.96m max)

With fitted wardrobes

BATHROOM

6'5 x 5'6 max (1.96m x 1.68m max)

Featuring a panelled bath with overhead shower attachment, pedestal hand basin, low level w/c, tiled floor to ceiling

OUTSIDE

The front of the property features a walled gravel garden. The rear garden is mainly laid to lawn with timber shed

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 "A"

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.

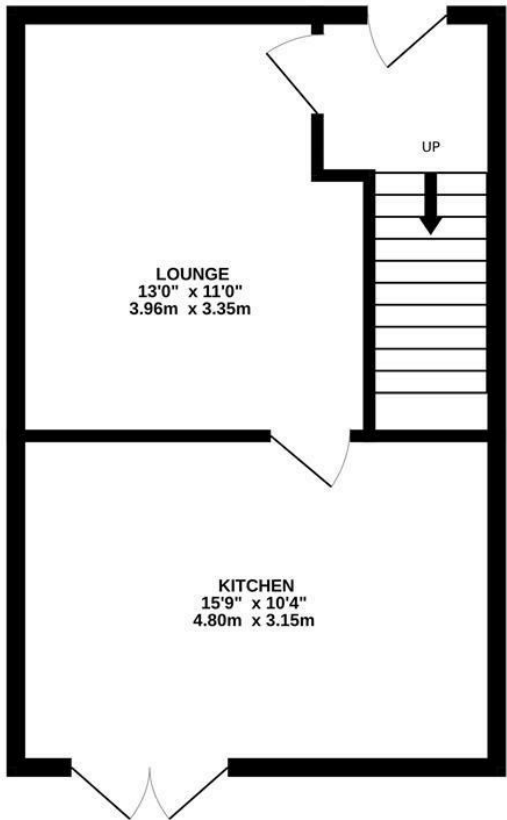
TENURE

Symonds + Greenham have been informed that this property is Freehold

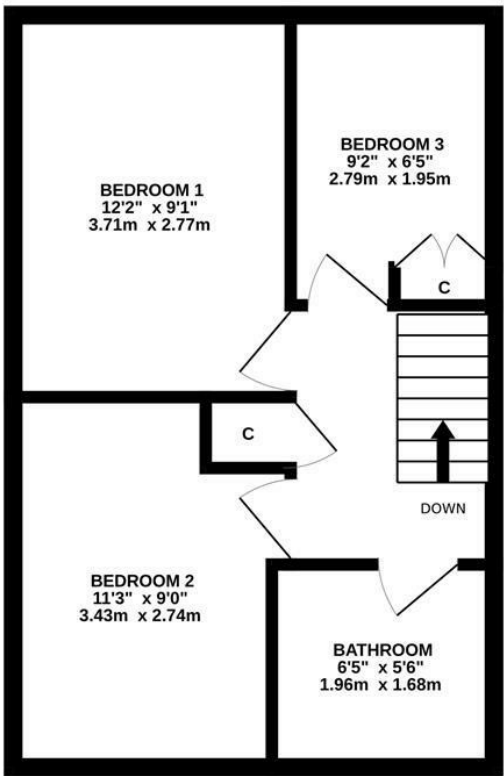
VIEWINGS

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

GROUND FLOOR
359 sq.ft. (33.4 sq.m.) approx.




1ST FLOOR
359 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 718 sq.ft. (66.7 sq.m.) approx.

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 ©2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		69	
(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	

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	

