



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

**£159,995**



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## Ground Floor:

### Entrance Hallway

Entry to the front via UPVC double glazed door, fixed staircase approach to the first floor, radiator and door to:

### Lounge

12'6" x 12'11" (3.83m x 3.94m)

A generous room with UPVC double glazed bay window to the front, gas fireplace inset in chimney breast, carpet flooring and radiator.

### Kitchen

15'8" x 7'10" (4.79m x 2.41m)

With UPVC double glazed window and access door to the side. A modern kitchen fitted with a range of base and wall mounted units fronted with red high gloss red doors, complimenting laminate worksurfaces, tiling to the splashback area, inset composite sink unit, inset electric hob with extractor over, built in eye level oven and space for freestanding fridge freezer and washing machine. Access to storage under the stairs and opening up into:

### Dining Room

10'1" x 7'10" (3.08m x 2.39m)

With UPVC double glazed window to the side, radiator and door leading to:

### Conservatory

7'11" x 12'10" (2.42m x 3.93m)

A UPVC conservatory with patio doors opening out into the garden, with radiator and laminate flooring.

## House Bathroom

10'1" x 5'11" (3.08m x 1.82m)

Fitted with a modern three piece suite in white, comprising; jacuzzi bath with lighting, sink inset within vanity unit with storage, low level WC, extensive tiling to the walls and chrome heated towel rail.

## First Floor

### Landing

With UPVC double glazed window to the side. Access to first floor bedrooms.

### Master Bedroom

11'9" x 10'3" (3.60m x 3.14m)

A double bedroom to the front with UPVC double glazed bay window, built in wardrobes with mirrored sliding doors, radiator and carpet floor covering.

### Shower Room

2'10" x 6'1" (0.87m x 1.87m)

Off the master bedroom is a space housing an enclosed shower cubicle with UPVC double glazed window to the front.

### Bedroom Two

10'10" x 9'1" (3.31m x 2.78m)

Another double bedroom to the rear of the property with UPVC double glazed window, radiator and carpet flooring.

### Bedroom Three

6'3" x 6'11" (1.91m x 2.12)

Third and final bedroom to the rear with UPVC double glazed window, radiator and carpet flooring.

## Outside

Externally, to the front is a gravelled driveway via dropped kerb providing off street parking for two vehicles, a gate provides access to the side of the property and the rear is an enclosed garden, with lawn area and decking, with a covered seating area in front of the bar.

## Bar/ summerhouse

To the rear of the garden is a brick built garage which has been converted into a bar/ summerhouse accessed via UPVC patio doors. With power and lighting, and multifuel burner, this really is the ultimate entertaining space.

## Council Tax Band

We have been advised the property is council tax band A.

## ADDITIONAL INFORMATION

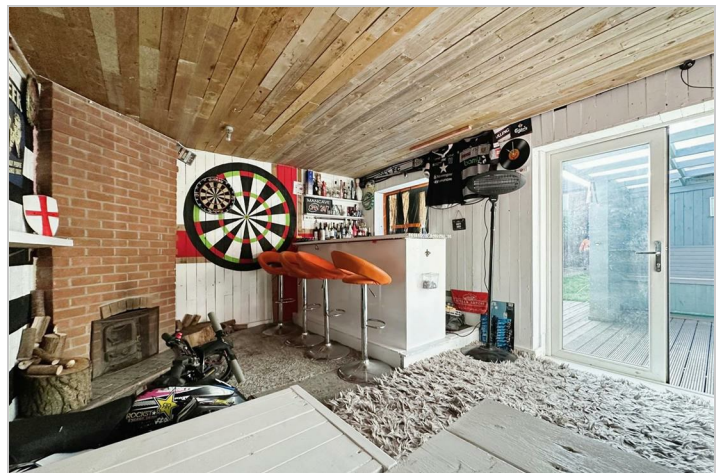
Tenure:

Freehold

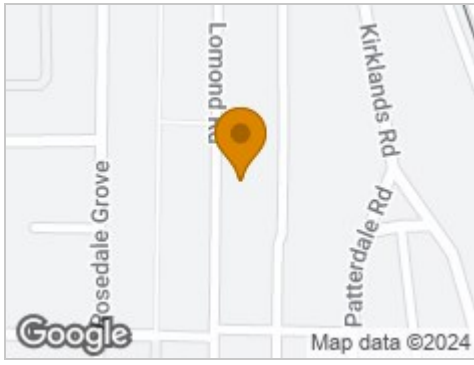
Disclaimer:

Any information in relation to the length of lease,

service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.



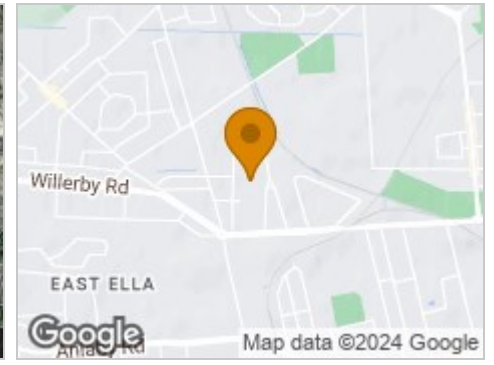
## Road Map



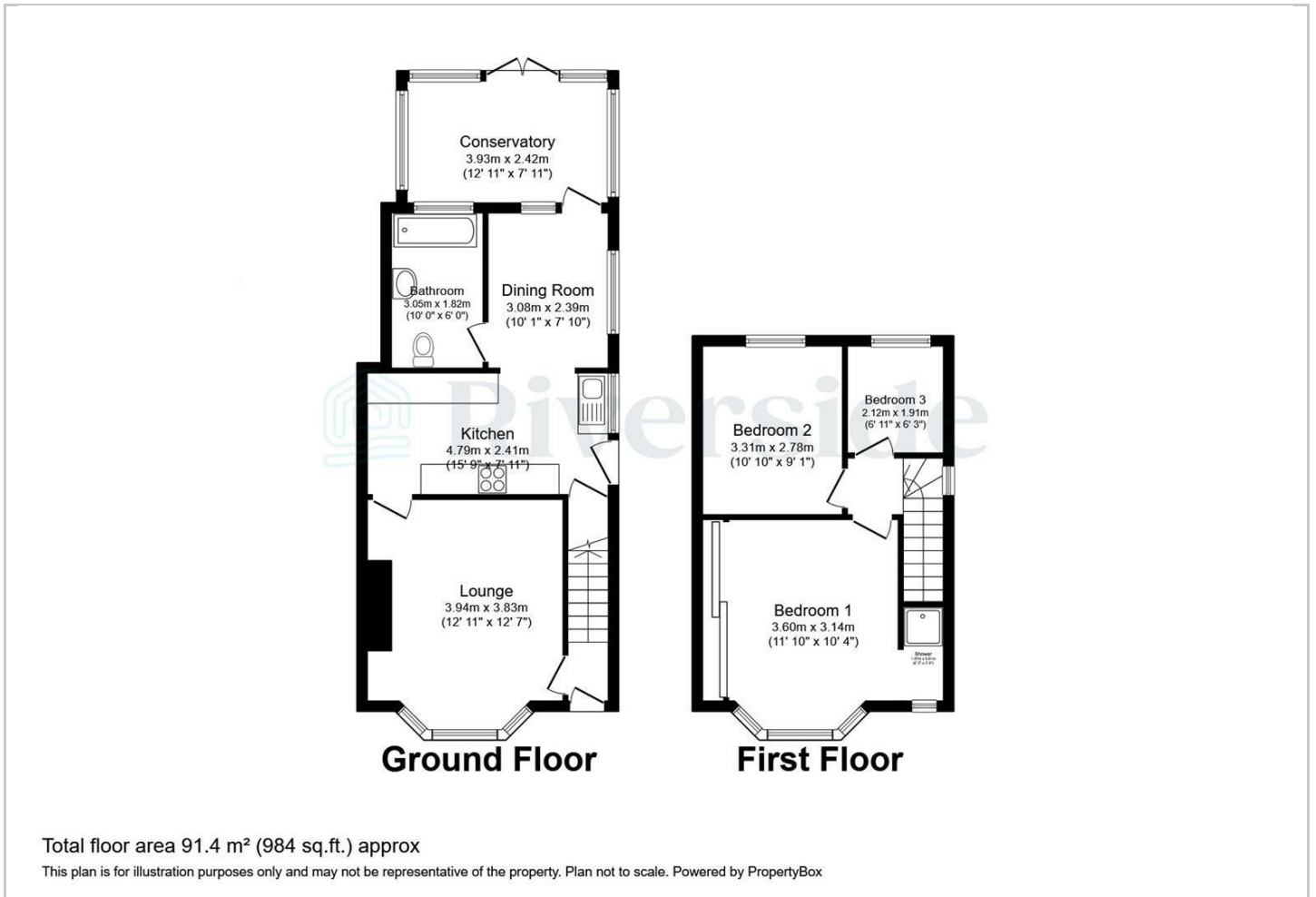
## Hybrid Map



## Terrain Map



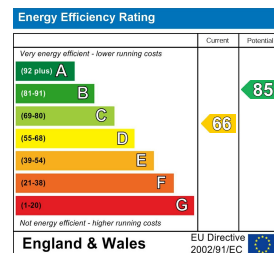
## Floor Plan



## Viewing

Please contact our Hull Office on 01482 322411 if you wish to arrange a viewing appointment for this property or require further information.

## 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.