



**37 Lumley Avenue**

Kingswood, Hull, HU7 3GX

Guide price £190,000



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## Ground Floor

### Entrance Hallway

A welcoming entrance into the property via glazed UPVC door to the front, door leading into the living room, access to cloakroom, tiled flooring and radiator.

### Cloakroom

Fitted with a two piece suite comprising low level WC and hand basin. With tiling to the floor and radiator.

### Living Room

18'11" x 12'3" (5.77m x 3.74m)

A spacious room to the front of the house with UPVC bay window to the front, storage cupboard under the stairs, carpet flooring and radiators.

### Dining Kitchen

15'1" x 7'11" (4.62m x 2.42m)

A modern fitted kitchen with a range of base and wall mounted cupboards, with corner units fitted to maximise storage, complimenting worksurfaces with matching upstands, inset stainless steel sink unit, inset four ring gas hob with extractor over, built in oven, integrated microwave and washing machine and space for freestanding dishwasher and fridge freezer. With UPVC window and French doors to the rear, laminate flooring and radiator.

## First Floor

### Central Landing

With access to all first floor rooms.

## Master Bedroom

15'2" x 10'2" (4.63m x 3.12m)

A generous double bedroom to the front with UPVC double glazed window, fitted wardrobes with rails, drawers and shelving, carpet flooring and radiator.

## Bedroom Two

11'3" x 8'4" (3.45m x 2.55m)

A second double bedroom to the rear with UPVC double glazed window, carpet flooring and radiator.

## Bedroom Three

8'0" x 6'6" (2.44m x 1.99m)

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

## House Bathroom

8'4" x 5'2" (2.55m x 1.59m)

With a three-piece suite comprising panelled bath with thermostatic shower over, pedestal sink unit and low level wc, tiling to the splashback areas, vinyl flooring and radiator.

## Outside

Externally, the property benefits from a block paved driveway for two vehicles to the front, private side pathway with gated access to the rear garden which is enclosed and mainly laid to lawn with extended patio area and shed for storage.

## Council Tax Band

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

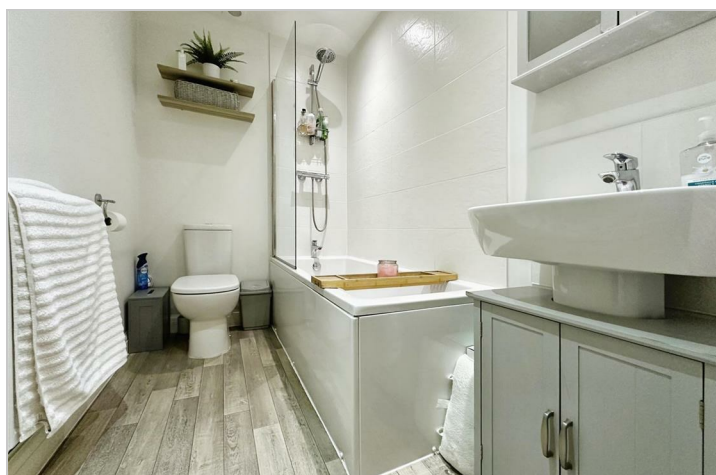
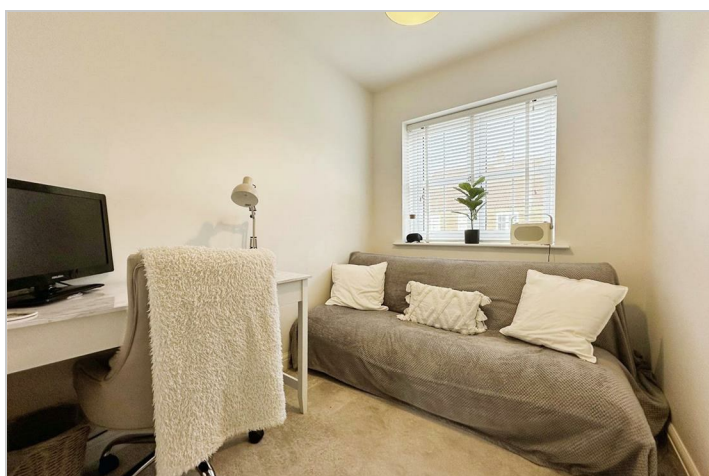
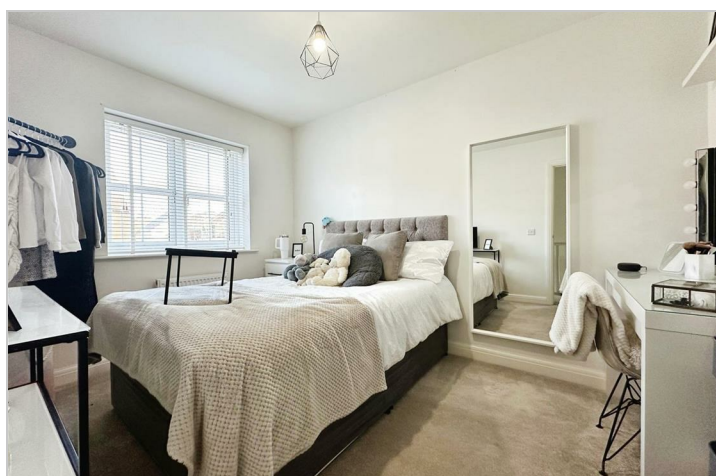
## ADDITIONAL INFORMATION

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



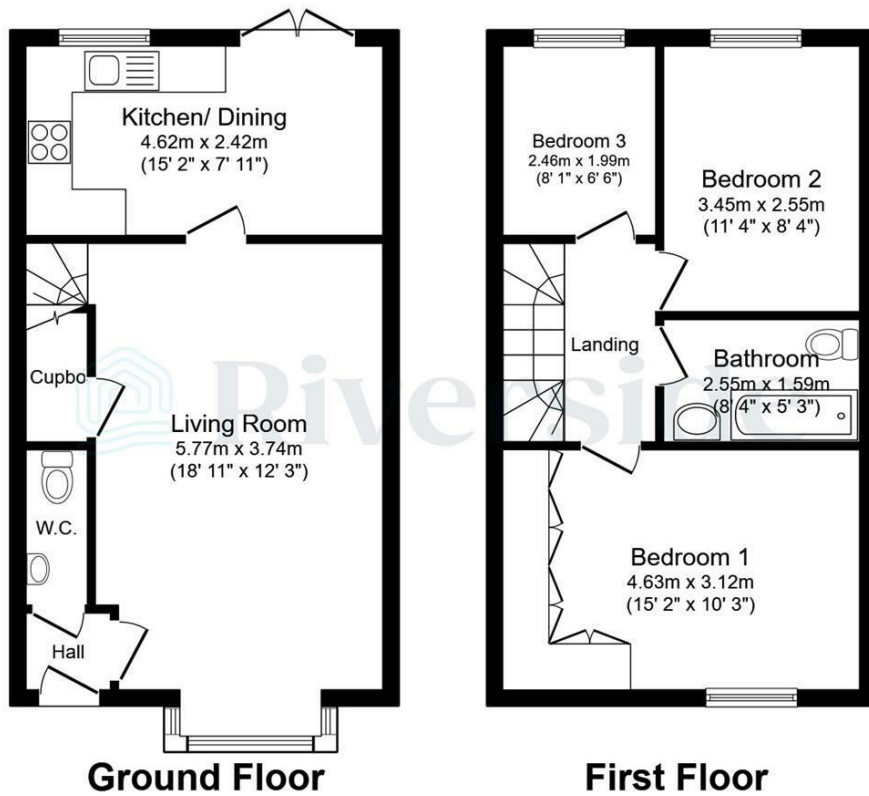
## Hybrid Map



## Terrain Map



## Floor Plan



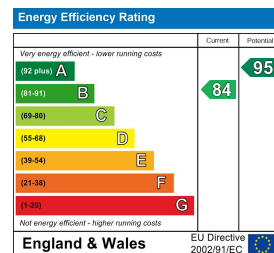
Total floor area 78.7 sq.m. (847 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

## 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.