



2 Bed Terraced House

£139,950



Lomond Road, Hull, HU5 5BS

A truly impressive property!

Internal viewing is not only highly recommended, but is essential in order to appreciate the size and standard of the accommodation on offer.

The property is presented to a very high standard throughout, with bright and spacious living accommodation. This is arranged to 2 floors and comprises of an entrance hall, pleasant lounge with tasteful contemporary finish, a well equipped kitchen with space for a breakfast table and integrated appliances and a separate utility/laundry area.

To the first floor there are 2 aesthetically pleasing bedrooms and a bathroom.

Outside to the rear is a full width patio/seating area and the garden is mainly laid to lawn with well stocked borders and beds. The garage is conveniently situated within the rear boundary.

To the front of the property there is a spacious off road parking space.

The property also benefits from a gas central heating system and double glazing throughout.

Key Features

IMPRESSIVE 2 BEDROOM PROPERTY

PRESENTED TO A HIGH STANDARD
THROUGHOUT

SPACIOUS ACCOMMODATION

INTEGRATED APPLIANCES

PLEASANT GARDEN

OFF ROAD PARKING & GARAGE

GAS CENTRAL HEATING SYSTEM

DOUBLE GLAZING

Location

The area is highly popular and well known for it's wealth of amenities which are practically on the doorstep.

There are good local shopping centres and retail parks to choose from. Reputable schools and colleges are close by with regular public transport connections creating easy access in and out of the city.

A new health centre is just around the corner along the neighbouring Calvert Lane.

For those wishing to spend quality time with friends and family there are many family restaurants and public houses to choose from.

Property Description

Ground Floor

Entrance - Double glazed opaque French doors, leads to an entrance porch with matching side screen window and further through to the entrance vestibule.

Entrance Vestibule - Staircase off to the first floor. Radiator.

Lounge - 15' 3" x 12' 1" (4.68m x 3.7m) Extremes to extremes.
Double glazed 3/4 bay window with aspect over the front garden area.
Chimney breast with open display niche.
Glazed partition screen window.
Under stairs meter/storage cupboard.
Coving.
Radiator.

Breakfast Kitchen - 15' 1" x 7' 11" (4.62m x 2.43m) Extremes to extremes.
Double glazed window with aspect over the rear garden area.
Range of matching base, drawer and wall mounted units with brushed steel effect handle detail.
Coordinating roll edged work surface housing a hob, built-in oven beneath and a stainless steel funnel hood extractor fan over all with a brick effect tiled splash back surround.
A further work surface houses a single drainer sink unit with a mixer tap over.
Space for an upright fridge/freezer.
Built-in and matching breakfast bar.
Radiator.

Rear Entrance Lobby/Utility Area - Dual aspect double glazed windows.
Double glazed rear entrance door.
Roll edged laminate worksurface.
Plumbing for automatic washing machine.
Space for tumble dryer.



Extractor fan.

First Floor

Bedroom One - 15' 2" x 13' 0" (4.64m x 3.98m) Extremes to extremes.

Double glazed 3/4 bay window with aspect over the front garden area and a further double glazed window, adjacent. Radiator.

Landing - Loft hatch through to the roof void.

Bedroom Two - 10' 9" x 8' 7" (3.3m x 2.63m) Extremes to extremes.

Double glazed window with aspect over the rear garden area.

Wall mounted gas central heating boiler.

Radiator.

Bathroom - White 3-piece suite comprising of a panel bath with a chrome effect shower over and fixed shower screen, pedestal wash hand basin and low flush W.C. all with a contrasting tiled surround.

Chrome fittings to the sanitary ware.

Double glazed opaque window.

Chrome effect upright towel/radiator.

Extractor fan.

Exterior

Rear Garden - Outside to the rear is a paved patio/seating area. The garden is mainly laid to lawn with well-stocked flower and shrub borders.

There's also a raised decking patio and a detached garage.

There is a high-level access gate and the garden is also enclosed with a timber perimeter fence.

The detached garage has power, light and service door from the main garden area.

External water supply.

External lighting.

Front Garden - The front garden has been laid with paving stones for ease of maintenance and further to create an off-road parking space or hard standing area.

All enclosed with low-level wrought iron drive gates and a wrought iron access gate.

Council tax band: A

MONEY LAUNDERING REGULATIONS 2017: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service

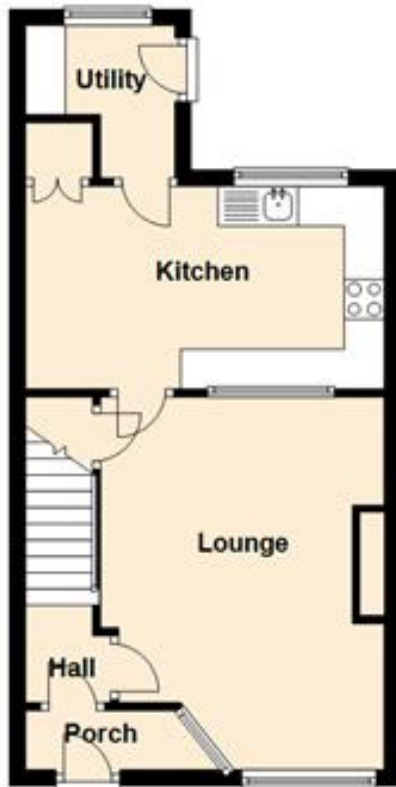


reports before finalising their offer to purchase. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.



Ground Floor

Approx. 36.6 sq. metres (394.3 sq. feet)



First Floor

Approx. 31.1 sq. metres (335.2 sq. feet)



Total area: approx. 67.8 sq. metres (729.6 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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