Whitakers
Estate Agents









82 Lomond Road, Hull, HU5 5BP

£165,000

Whitakers Estate Agents are pleased to introduce this three-bedroom family home, situated on Lomond Road in an established residential area of West Hull. Ideally positioned for access to local schools, shopping facilities and transport links, the property offers well-proportioned accommodation, generous off-street parking and a particularly appealing rear garden, making it an excellent choice for family living.

Upon entering, you are welcomed into a lounge with a bay window, contemporary fireplace and fitted storage, leading through to an open-plan kitchen and dining area which forms the heart of the home. A conservatory provides further space to relax whilst enjoying views over the rear garden, with a family bathroom completing the ground-floor accommodation.

Ascending to the first floor, a landing provides access to three bedrooms, offering flexibility for growing families or those requiring space to work from home. The principal bedroom benefits from fitted wardrobes and the added convenience of its own en-suite shower room.

Externally, the property is approached via a spacious gravelled frontage, providing off-street parking for multiple vehicles. The rear garden offers an excellent setting for both family enjoyment and entertaining, featuring a lawned area and extensive timber decking. The standout feature is a detached workshop, currently arranged as a bar and entertainment room, complete with power, lighting and a sheltered seating area. Gated access to the vehicle-accessible ten-foot provides additional practicality.

Internal viewing is recommended to truly appreciate the accommodation on offer.

The accommodation comprises

Front external



Externally to the front approach, there is a gravelled garden with the kerb lowered to accommodate off-street parking for multiple vehicles.

Ground floor

Entrance lobby
UPVC double glazed door, central heating radiator, and carpeted flooring. Leading to :

Lounge 15'5" x 12'6" (4.70 x 3.83)



UPVC double glazed bay window, central heating radiator, contemporary fireplace with fitted storage to the side, and laminate flooring.

Open plan kitchen / dining room



Kitchen 7'10" x 15'7" (2.41 x 4.77)





UPVC double glazed door and window, central heating radiator, under stairs storage cupboard, and laminate flooring. Fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with mixer tap, and a range if integrated appliances including : oven, hob with extractor hood above, sink with mixer tap, and washing machine.

Dining room 10'0" x 7'10" (3.06 x 2.40)



UPVC double glazed window, central heating radiator, and laminate flooring.

Bathroom



UPVC double glazed window, central heating radiator, and fully tiled with cushion effect flooring. Furnished with a three-piece suite comprising panelled bath with mixer tap and shower, vanity sink with mixer tap, and low flush W.C.

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



UPVC double glazed throughout with French doors opening to the rear garden, central heating radiator, and laminate flooring.

First floor

Landing

With access to the loft hatch, UPVC double glazed window, and carpeted flooring. Leading to :

Bedroom one 13'2" x 12'7" (4.03 x 3.84)



UPVC double glazed bay window, central heating radiator, fitted wardrobes, and carpeted flooring.

En-suite shower room

UPVC double glazed window, and fully tiled. Furnished with a walk-in enclosure with waterfall shower.

Bedroom two 11'0" x 9'1" (3.36 x 2.77)



UPVC double glazed window, central heating radiator, fitted cupboard, and carpeted flooring.

Bedroom three 6'11" x 6'3" (2.11 x 1.92)



UPVC double glazed window, central heating radiator, and carpeted flooring.

Rear external



French doors from the conservatory open onto wooden decking that encompasses a lawned garden, and leads towards a detached workshop with sheltered seating area that is currently used as a functioning bar and entertainment room. A gate in the boundary fencing opens onto the vehicle accessible ten-foot.

Workshop



UPVC double glazed French doors and window, and connection to lighting and power.

Aerial view of the property



The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and it should not be relied upon as a definitive representation. Interested parties are advised to consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull
Local authority reference number - 00030275008208
Council Tax band - A

EPC rating

EPC rating - D

Material Information

Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Ultrafast 10000 Mbps
Coastal Erosion - N/A
Coalfield or Mining Area - N/A

Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Declaration

We wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to show the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

The agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and

necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Making an offer

In order to progress an offer we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract, we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50.00 - these fees are non refundable.

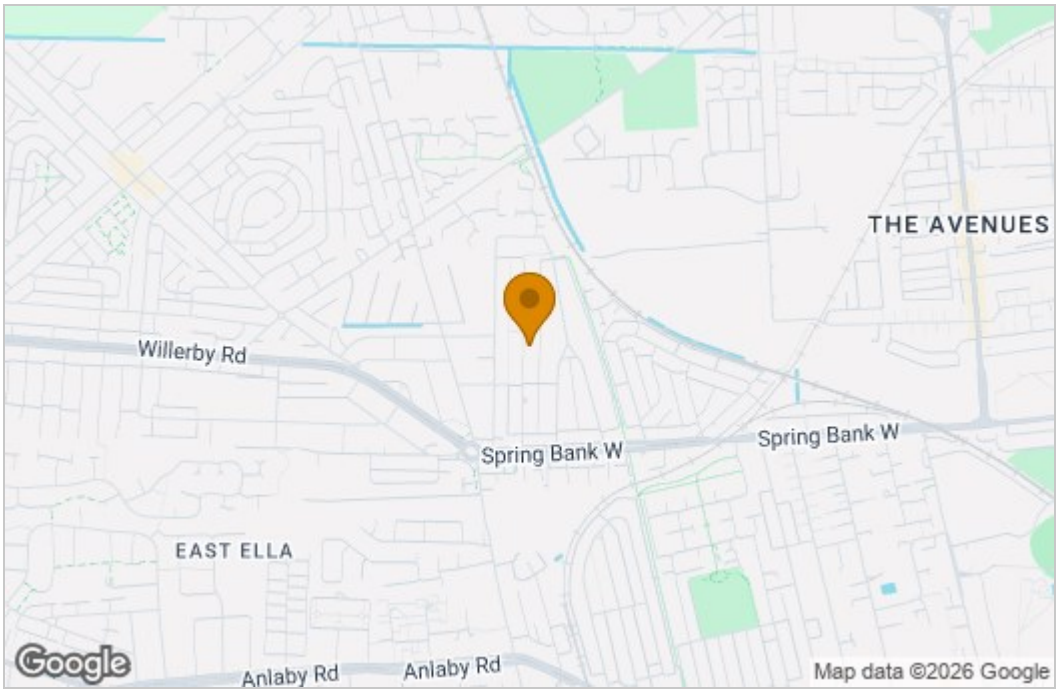
Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Floor Plan

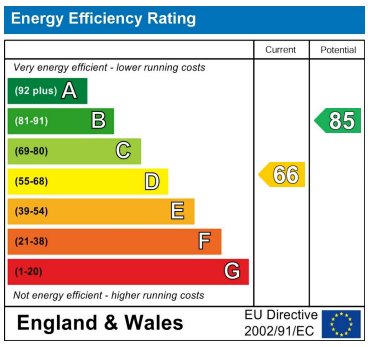


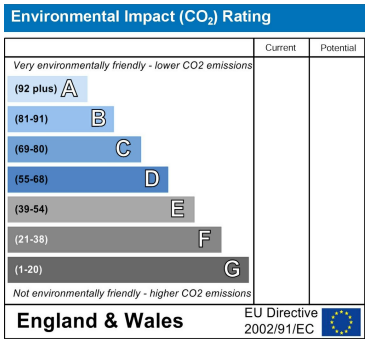
Total area: approx. 88.0 sq. metres (946.7 sq. feet)

Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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