



Lambert Street

Hull, HU5 2SG

- Three Bedroom End-Terrace Home
- Downstairs WC
- Private Rear Garden
- Popular & Vibrant Area
- Great Transport Links
- Modern & Stylish Kitchen
- Through Lounge / Diner
- Off-Street Parking
- Close to Local Amenities
- Near to Local Schools

Asking price £145,000



Situated on Lambert Street, just off the ever-popular Newland Avenue, this three-bedroom end-terraced property offers spacious and versatile accommodation, ideal for families, professionals, or investors alike. Conveniently located close to local amenities, shops, cafés, excellent transport links and the University, the property enjoys a highly sought-after position within Hull.

The accommodation briefly comprises a welcoming entrance hall leading through to a generous lounge/dining area, offering ample space for both relaxing and entertaining. To the rear is a modern fitted kitchen, utility room, downstairs WC and access to the rear garden.

To the first floor are three well-proportioned bedrooms, including two doubles and a good-sized single, along with a family bathroom fitted with a three-piece suite.

Externally, the property benefits from a private enclosed rear garden, ideal for outdoor seating or low-maintenance use, while its end-terrace position provides additional privacy and side access.

With its appealing features and prime location, this end terrace house is a wonderful opportunity for anyone looking to settle in Hull. Don't miss the chance to make this charming property your new home.



Entrance Hall

Welcoming entrance hall, accessed via the wooden front door with stained glass, allowing plenty of natural light into the area. With radiator and original wood flooring.

Lounge

14'2" x 12'6"

Spacious lounge featuring a large uPVC bay window making the room bright and airy. With original wood flooring, radiator and open archway leading to the dining area.

Dining Room

13'3" x 10'8"

Offering a cosy atmosphere, this room comfortably fits a dining table and chairs, making it ideal for family meals or entertaining. Alternatively, could be used as a second reception room, home office or play room. The arched opening connects this space to the lounge, allowing for a natural flow between the rooms and enhancing the home's inviting feel. With original wood flooring, uPVC window and radiator.

Kitchen

13'5" x 7'10"

Modern shaker style kitchen, dark navy blue in colour with contrasting light worktops and porcelain sink. With integrated dishwasher, vinyl flooring, two uPVC windows and radiator. Doorway leading to the utility area and downstairs WC.

Utility Room

4'10" x 8'11"

A compact utility room with shaker style wall units, matching the kitchen, and light worktop providing undercounter storage. With vinyl flooring, door to the downstairs WC and uPVC door leading to the rear garden.

Downstairs WC

4'7" x 2'5"

Downstairs WC with wall mounted hand sink.

Bedroom 1

16'1" x 10'8"

Great sized main bedroom with neutral decor. Two uPVC windows provide ample natural light, with original wood flooring and radiator.

Bedroom 2

7'2" x 7'9"

Spacious double room with painted wood flooring, uPVC window facing the rear aspect and radiator.

Bedroom 3

Cosy third bedroom softly decorated, with painted wood flooring, uPVC window facing the rear aspect and radiator.

Bathroom

6'0" x 5'3"

Well-presented bathroom combining classic and contemporary elements,

featuring a white suite with a curved bath, toilet, and vanity basin. The walls are partially tiled with attractive green tiles that add character and texture to the space. With frosted uPVC window, extractor fan, vinyl flooring and radiator.

Loft Room

16'3" x 8'11"

Boarded loft space with Velux window.

Rear Garden

The rear garden offers a practical and private outdoor space with a paved patio and an area of artificial lawn, edged by a wooden fence. This low-maintenance garden is ideal for outdoor dining or relaxing in the fresh air. With a side gate providing access to the front of the property.

Front Exterior

The front of the property has a paved pathway with partial tiling that leads up to the entrance, with a small concrete front garden area and side drive, providing convenient parking adjacent to the house.

Additional Information

- Tenure Type - Freehold
- Local Authority - Hull City Council
- Council Tax Band - A
- Energy Performance Certificate Rating (EPC) - E
- Services - Mains Water, Electricity, Gas and Drainage are connected to the property

Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Hanbeck Estate Agents have not tested any apparatus, equipment, fixtures or services, so cannot confirm that they are in working order and the property is sold on this basis.

Free Valuation

Thinking of selling or letting?

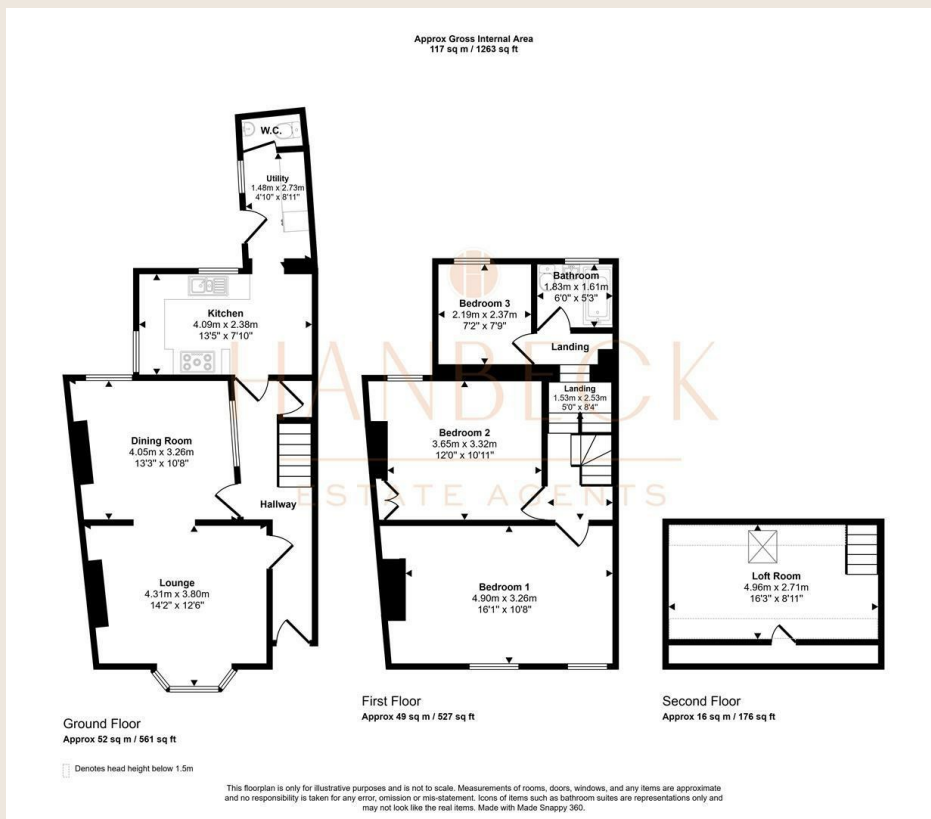
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Local Authority **Hull City Council**
Council Tax Band **A**
EPC Rating **E**



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