



Lomond Rd, Hull, HU5 5BN

A HIGHLY IMPRESSIVE DOUBLE STOREY EXTENDED, END OF TERRACE HOUSE!

The stylish interior is arranged to 2 floors and briefly comprises of entrance/cloaks vestibule, lounge with a contemporary finish, impressive dining kitchen with a modern range of units which are complemented with coordinating fixtures and fittings. There is plenty of space for a good sized dining table. To the dining area there are bi-fold doors providing lovely views and access to the rear garden area. A laundry/utility room leads off and there is a separate cloaks/WC. To the 1st floor there are 3 good sized bedrooms and a family bathroom with a modern 4 piece suite with a separate walk in shower enclosure. Outside to the rear the garden is mainly laid to lawn with flower and shrub borders. A large gardeners shed is conveniently placed alongside of the garage which has power and light. Additionally as one would expect the property additionally benefits from a gas central heating system and double glazing. Internal viewing is highly recommended and also essential to fully appreciate the size and standard of the property on offer.

Key Features

EXTENDED END OF TERRACE HOUSE

3 BEDROOMS

IMPRESSIVE DINING KITCHEN

UTILITY ROOM & GF WC

MODERN 4 PIECE BATHROOM SUITE

GARAGE TO REAR

INTERNAL VIEWING ESSENTIAL

Location

Lomond Road is a highly popular residential area well known for its wealth of amenities which are all practically on the doorstep! There are busy local independent traders within walking distance however Hull city centre is easily accessed via public transport links or by car. The area also has a Health centre, post office and library. For those who enjoy socialising with friends and family there is a great choice of public houses and family restaurants.

Property Description

Ground Floor

Entrance vestibule/Cloaks Area - Part glazed sealed unit double glazed front entrance door.
Staircase to 1st floor.

Lounge - 14' 11" x 12' 2" (4.55m x 3.72m) Extremes to extremes.
Double glazed angled bay window with aspect over the front garden area.
Modern fireplace with matching back and hearth housing a stone pebble effect living flame gas fire.
Coving.
Radiator.

Dining Kitchen - 21' 8" x 15' 2" (6.62m x 4.64m) Extremes to extremes.
Double glazed bi-fold doors providing views and access to the rear garden area and a further double glazed window with aspect over the side elevation.
Range of matching base, drawer and wall mounted units with brush steel effect handle detail.
Coordinating fine granite effect laminate work surface housing a stainless steel hob, built in stainless steel funnel hood extractor fan over with a tiled splash back surround. A further work surface houses a single drainer sink unit with a swan next mixer tap over and a matching splash back surround.
Plumbing for dishwasher.
Space for larder fridge.
Space for larder freezer.
Built in oven.
Understairs storage/meter cupboard.
Good sized sofa area.
Recessed down lighting.
Radiators.
Laminate flooring.

Utility Room - 7' 1" x 5' 3" (2.18m x 1.62m) Extremes to extremes.
Double glazed rear entrance door.
Low level built in double storage unit.
High level storage cupboards.



Space for tumble drier.
Plumbing for automatic washing machine.
Wall mounted gas central heating boiler.
Radiator.

Separate WC - With a white 2 piece suite comprising of pedestal wash hand basin with a tiled splash back surround and low flush WC.

Wall mounted chrome effect towel rail/radiator.
Double glazed opaque window.

First Floor

Bedroom 1 - 15' 2" x 12' 5" (4.63m x 3.79m) Extremes and narrowing to 3.32m and to extremes and narrowing to 1.95m.

Double glazed window with aspect over the front garden area.

Coving.
Radiator.

Bedroom 2 - 10' 8" x 8' 2" (3.26m x 2.49m) To extremes and plus door access.

Double glazed window with aspect over the rear garden area.

Radiator.

Bedroom 3 - 10' 4" x 7' 4" (3.15m x 2.25m) Extremes to extremes.

Double glazed window with aspect over the rear garden area.

Built in storage cupboard.
Radiator.

Bathroom - 4 Piece suite comprising of a panelled bath, separate walk in shower enclosure with chrome effect flexi shower and rain water shower head, pedestal wash hand basin and low flush WC.

Chrome fittings to the sanitary ware.
Contrasting tiled surround.

Extractor fan.
Recessed down lighting.
Wall mounted towel rail/radiator.

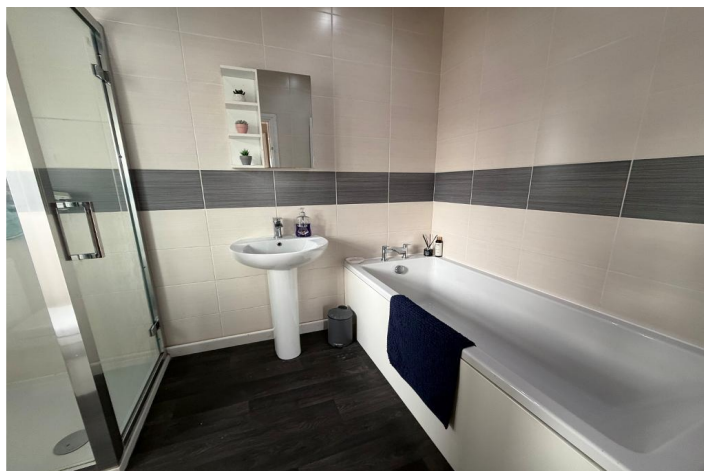
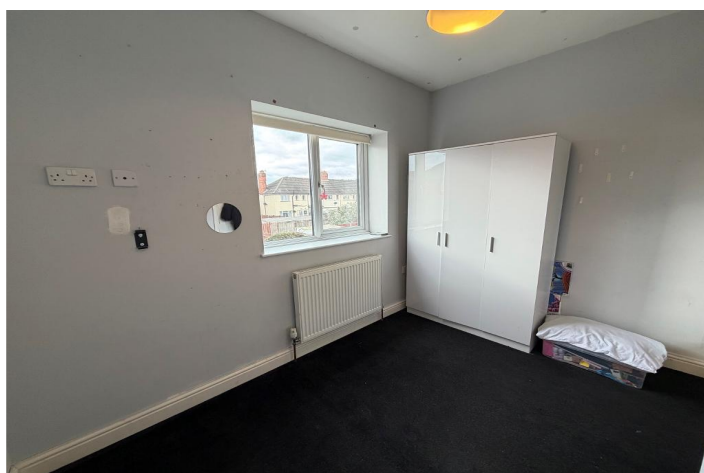
Double glazed opaque window.

Landing - Built in storage cupboard.

Radiator.

Exterior

Outside - The rear garden is mainly laid to lawn with a paved patio seating area inset and there are numerous established trees, plants, flowers and shrubs to the borders and beds. A path extends to the rear where there is a timber gardeners shed and a garage both benefiting from power and lighting. The garage is accessed via a gated tenfoot and has an up and over door. The garden is enclosed with a



timber perimeter fence and a high level timber gate provides access to the side elevation.

Council tax band: A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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