



SYMONDS + GREENHAM

Estate and Letting Agents



14 Lomond Road, Hull, HU5 5BN **Offers over £150,000**

Situated on Lomond Road in a central and popular HU5 residential location just off Spring Bank West, this well presented mid terraced home is ideally placed for local amenities, schools and shops, making it a fantastic choice for first time buyers and small families alike. The property offers a welcoming feel throughout with bright, well maintained interiors and a sociable open plan layout that suits modern day living.

The accommodation briefly comprises an entrance hall leading through to a spacious open plan living and dining room, providing excellent space for relaxing and entertaining, along with a well appointed kitchen to the ground floor. To the first floor are three well presented bedrooms and a family bathroom, offering comfortable and practical living space.

Externally, the property really comes into its own with a generous rear garden featuring a combination of lawn and hardstanding, along with a versatile garden office that could be used for a variety of purposes and an additional shed for storage. To the front there is a driveway providing off street parking for two vehicles.

Overall, this is a well balanced and versatile home in a convenient location, offering generous accommodation, excellent outdoor space and plenty of flexibility to suit a range of buyers.

BOOK YOUR VIEWING NOW!

CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band "A" (change as needed).

DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

DOUBLE GLAZING

The property has the benefit of double glazing.

FLOOR PLAN DISCLAIMER

The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

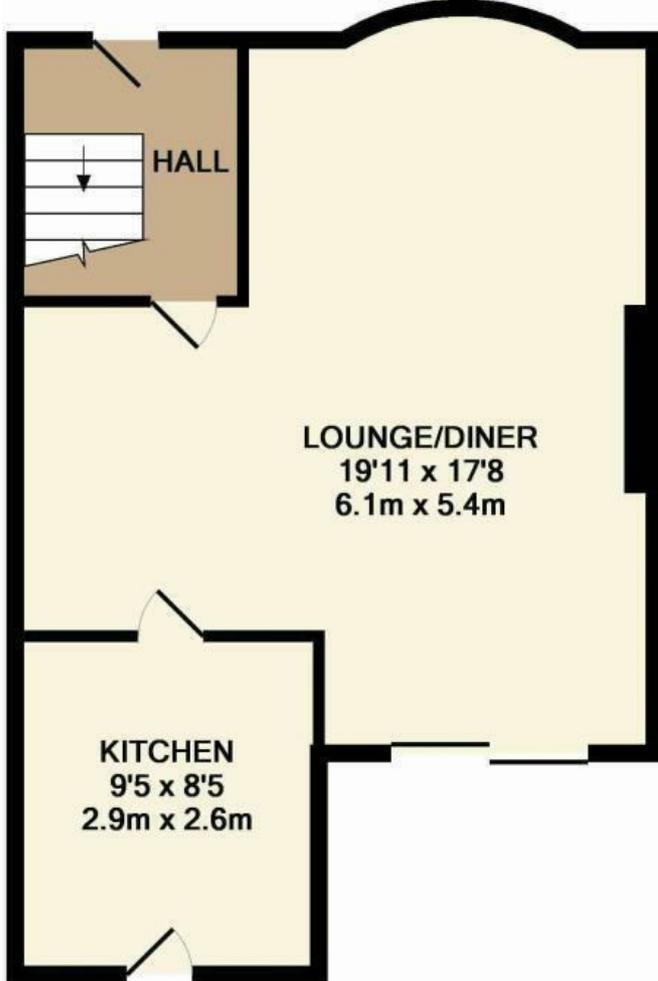
TENURE

Symonds + Greenham have been informed that this property is Freehold

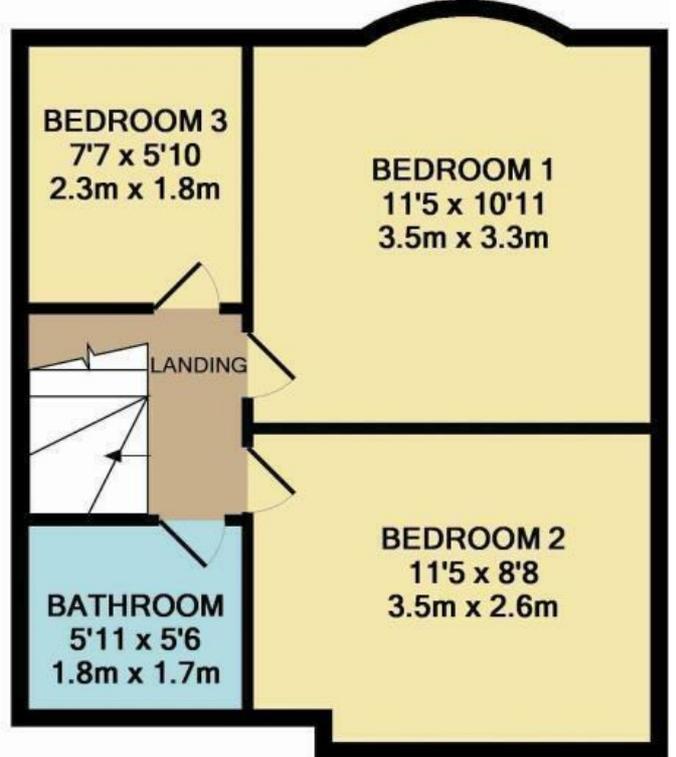
If you require more information on the tenure of this property please contact the office on 01482 444200.

VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.



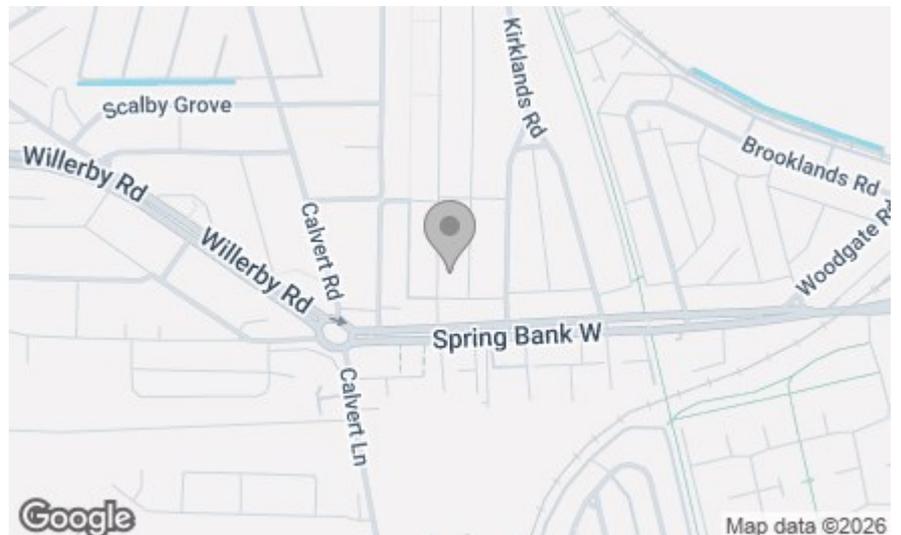
GROUND FLOOR
APPROX. FLOOR
AREA 403 SQ.FT.
(37.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 347 SQ.FT.
(32.3 SQ.M.)

14 LOMOND ROAD, HULL HU5 5BN
TOTAL APPROX. FLOOR AREA 750 SQ.FT. (69.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating	
Current	Potential
	88
70	
<small>Very energy efficient - lower running costs</small> (82 plus) A (81-81) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
<small>Very environmentally friendly - lower CO₂ emissions</small> (82 plus) A (81-81) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not environmentally friendly - higher CO₂ emissions</small>	
England & Wales	EU Directive 2002/91/EC