



## 147 Lomond Road

Hull

HU5 5BS

£129,950

A great opportunity to purchase this 2 Bedroom middle house benefiting from gas central heating, uPVC double glazing, block-paved front providing off-street parking, rear courtyard with paving and decking areas together with rear vehicular access leading to a Garage. Briefly the accommodation includes Entrance Hall, Lounge, Dining Room, fitted Kitchen with integrated appliances, Utility Room and Shower Room and on the first floor, 2 Bedrooms and Bathroom/WC. Situated in this very popular location close to local amenities - this property would be an ideal first-time-buy, investment or if down-sizing. The property benefits from a new tiled roof on the extension. Viewing recommended.



## Property Features

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- Middle Terraced House
- 2 Bedrooms
- 2 Reception Rooms
- Gas Central Heating
- uPVC Double Glazing
- 1 Bathroom + 1 Shower Room
- Private Off-Street Parking & Garage
- Rear Garden with Paving and Decking

## Full Description

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### LOCATION

The property is situated off Spring Bank West therefore enjoys the benefit of local amenities including shops, public transport and schools.

### THE ACCOMMODATION COMPRISES

#### GROUND FLOOR

##### ENTRANCE HALL

With a residential-style door, staircase leading to the first floor, single central heating radiator, cornice to the ceiling.

##### LOUNGE

15' 0" x 12' 1" (4.57m x 3.68m)

Measured into bay. With uPVC double glazed bay window which overlooks the front, fire surround with "marble" inset/hearth and

gas fire, double central heating radiator, TV point, cornice to the ceiling. Half glazed doors lead to:-

##### DINING ROOM

15' 3" x 8' 3" (4.65m x 2.51m)

With cornice to the ceiling, downlighters, laminate flooring, single central heating radiator, understairs storage cupboard.

##### FITTED KITCHEN

11' 0" x 8' 0" (3.35m x 2.44m)

With a good range of fitted base and wall-mounted units with worktop surface areas, one and a half bowl sink and drainer, integrated appliances include oven, hob, microwave, dishwasher, extractor, plumbing for automatic washing machine, cornice to the ceiling, laminate flooring, uPVC double glazed window which overlooks the rear, Velux skylight window, uPVC double glazed door which leads to the rear garden.

##### SHOWER ROOM

6' 5" x 4' 1" (1.96m x 1.24m)

(Located off the kitchen). With shower cubicle, vanity wash hand basin, low level WC, tall radiator, skylight window, downlighters.

##### UTILITY ROOM

4' 6" x 4' 2" (1.37m x 1.27m)

(Located off the kitchen) With uPVC double glazed window overlooking the rear, plumbing for automatic washing machine, laminate flooring, boiler serving central heating and hot water.

#### FIRST FLOOR

##### LANDING

##### BEDROOM 1



## Full Description

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11' 4" x 10' 9" (3.45m x 3.28m)

With uPVC double glazed window which overlooks the front, fitted wardrobes with overhead cupboards, downlighters, dressing unit, single central heating radiator.

### BEDROOM 2

9' 7" x 8' 10" (2.92m x 2.69m)

With uPVC double glazed window which overlooks the rear, single central heating radiator, downlighters.

### BATHROOM

5' 10" x 5' 10" (1.78m x 1.78m)

With a panelled bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, low level WC, walls are fully-tiled, extractor, downlighters, uPVC obscured double glazed window which overlooks the rear.

### OUTSIDE

To the front of the property there is block-paving providing private off-street parking via two wooden gates. Also further gate and fencing on the perimeters. To the rear there is a low-maintenance garden which is ideal for outside living and parties. There is a paved area, decking area, large pergola, useful sink and fencing on perimeters. There is also rear vehicular access which leads to a Detached Garage with up-and-over door and personal side door.

### TENURE

We believe the tenure of this property to be Freehold (to be confirmed by the vendor's solicitors).

### VIEWING

TO VIEW, PLEASE CALL OUR NEWLAND AVENUE OFFICE ON 01482 472900.

ALL MEASUREMENTS ARE APPROXIMATE AND FOR GUIDANCE ONLY

The mention of any appliances and/or services within these particulars does not imply they are in full and efficient working order.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if travelling some distance to view the property.

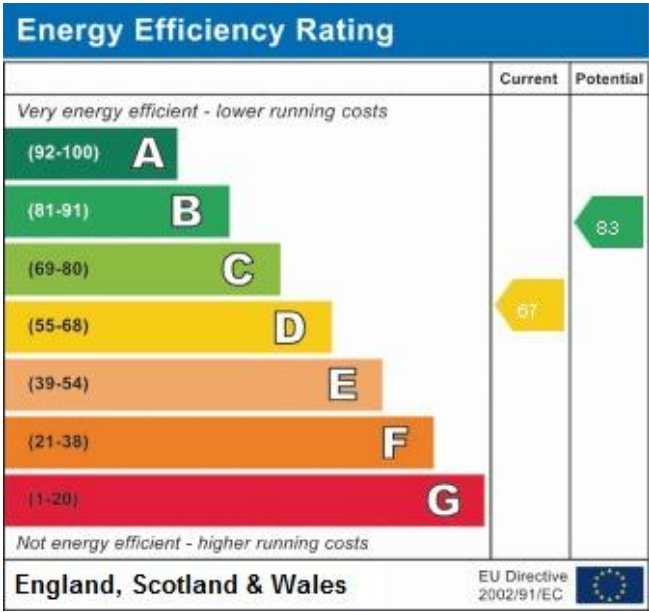
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Monday to Friday 9am to 5pm

Saturday 10am to 1pm.







**DRAFT FLOOR PLAN - AWAITING VENDOR'S APPROVAL**

All measurements are approximate and for display purposes only

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