

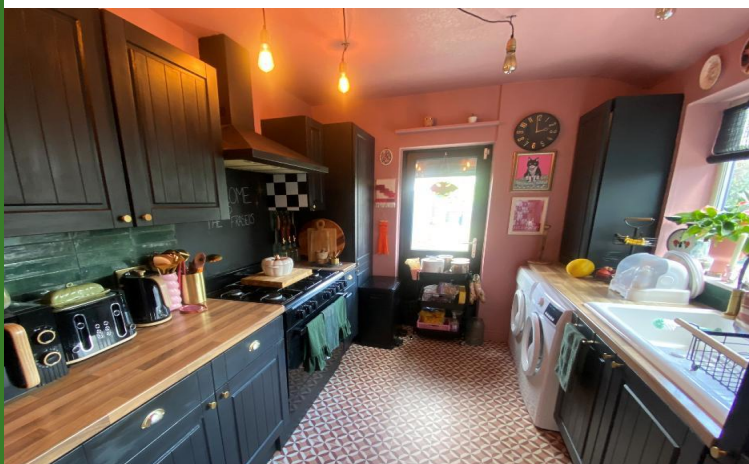
## 3 Bedroom Terraced House

Lomond Road, Hull, HU5 5BN

£144,950



- TRADITIONAL MID TERRACE • LOTS OF CHARACTER • 2 SPACIOUS RECEPTION ROOMS • ATTRACTIVE FITTED KITCHEN • 3 BEDROOMS • TASTEFUL RESTYLED BATHROOM • GOOD SIZED REAR GARDEN • OFF ROAD PARKING • GAS CENTRAL HEATING SYSTEM • DOUBLE GLAZING







### 3 Bedroom Terraced House

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Internal viewing is not only highly recommended, but is absolutely essential in order to appreciate the size and standard of the accommodation on offer. This lovely property has charm and character throughout.

The property is arranged to 2 floors with a unique presentation and spacious living areas with many attractive features throughout. The present owners have paid attention to detail to create a lovely move in to condition home.

The property briefly comprises of an entrance hall, pleasant bay windowed lounge with an attractive solid fuel fire, creating a lovely focal point to the room, a spacious dining room or rear sitting room with double glazed French doors providing views and access to the rear garden and a kitchen with fitted, tasteful range of matching units which are further complemented with integrated appliances and attractive coordinating fixtures and fittings.

To the first floor, there are 3 aesthetically pleasing bedrooms, 2 with the benefit of fitted wardrobes and a restyled and recently fitted bathroom.

Outside to the rear, the garden is mainly laid to lawn with a metal gazebo with retractable awning, which sits over the patio seating area. The garden also has raised sleeper flower beds and borders.

The front garden has been laid for ease of maintenance and further to create an off road parking space or hard standing area.

One not to be missed !

## Location

Lomond Road is a very popular and most sought after residential area with many local amenities close by, mostly within walking distance from the property, there are good local independent shopping centres, much needed for day-to-day living.

The area is well served with regular public transport links providing easy access to the city centre and surrounding areas.

There are highly reputable schools and colleges nearby. Other amenities include a post office, health centre and easy connections to the nearby retail parks and High street supermarkets.

There is a great choice of family restaurants, cafe bars and public houses to choose from for those wishing to spend leisure time with friends and family. All in all, a great place to live!

## Property Description

### Ground Floor

**Entrance** - Double glazed front entrance door with matching side screen windows leads through to the entrance hall.

**Entrance Hall** - Spindle staircase off to the first floor. Under stairs meter cupboard. Feature paneling to the walls. Coving. Radiator. Coordinating feature tiling to the floor.

**Lounge** - 13' 11" x 12' 2" (4.25m x 3.71m) Extremes to extremes. Double glazed angled bay window with aspect over the front garden area. Fireplace with a solid fuel fire. Coving. Radiator. Solid panel wood flooring.

**Rear Sitting Room/Dining Room** - 17' 8" x 11' 0" (5.41m x 3.37m) Extremes to extremes. Double glazed French doors providing views and access with matching side screen windows leading out through to the rear garden area. Glazed and leaded display cabinet. Radiator. Oak grained effect laminate flooring. Arched opening and step down to the main kitchen area.





**Kitchen - 9' 11" x 8' 3" (3.03m x 2.52m)** Extremes to extremes.  
 Double glazed window with aspect over the rear garden area and double glazed rear entrance door providing access through to the rear garden.  
 Range of matching base, drawer and wall mounted units with a coordinating roll edged laminate work surface.  
 Space for a range style cooker with a funnel hood extractor fan over and a splash back surround.  
 Built in white ceramic single drainer sink unit with a flexi tap over, and a contrasting tiled splash back surround.  
 Integrated fridge.  
 Integrated freezer.  
 Concealed gas central heating boiler.  
 Plumbing for an automatic washing machine.  
 Space for a tumble dryer.



## First Floor

**Landing -** Loft hatch through to the roof void.

**Bedroom One - 13' 3" x 9' 4" (4.05m x 2.85m)** Extremes to extremes from the front of the fitted wardrobes.  
 Irregular shape.  
 Double glazed angled bay window with aspect over the front garden area.  
 Range of fitted wardrobes with shelves and hanging space and matching overhead storage unit.  
 Ornate bedroom fireplace with over mantle.  
 Coving.  
 Radiator.  
 Solid panel wood flooring.



**Bedroom Two - 11' 10" x 9' 3" (3.61m x 2.82m)** Extremes to extremes from the front of the fitted wardrobes, plus door access.  
 Double glazed window with aspect over the rear garden area.  
 Fitted wardrobes with shelves and hanging space, and matching overhead storage units.  
 Radiator.



**Bedroom Three - 7' 7" x 5' 11" (2.32m x 1.81m)** Extremes to extremes.  
 Double glazed window with aspect over the front garden area.  
 Radiator.

**Bathroom -** White 3-piece suite comprising of a panel bath with a shower over with a flexi shower and rain water shower head and fixed shower screen, pedestal wash hand basin and low flush W.C. all with a brick



effect contrasting tiled surround.  
Upright towel rail/radiator.

Exterior

**Rear Garden** - Outside to the rear, the garden has been laid within the patio with fine stone chippings for ease of maintenance.  
The garden is laid to lawn with a raised sleeper flower bed.  
The garden is enclosed with a high level evergreen hedge screening to the perimeter.  
There's also a gardener shed inset to the rear.  
External water supply.  
Metal framed gazebo within the patio/seating area with a retractable awning.

**Front Garden** - Has also been laid with fine stone chippings for ease of maintenance and further to create an off road parking space or hard standing area.  
Adjacent to the parking space are flower and shrub borders with mature plants, flowers and shrubs inset.

Council tax band: A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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