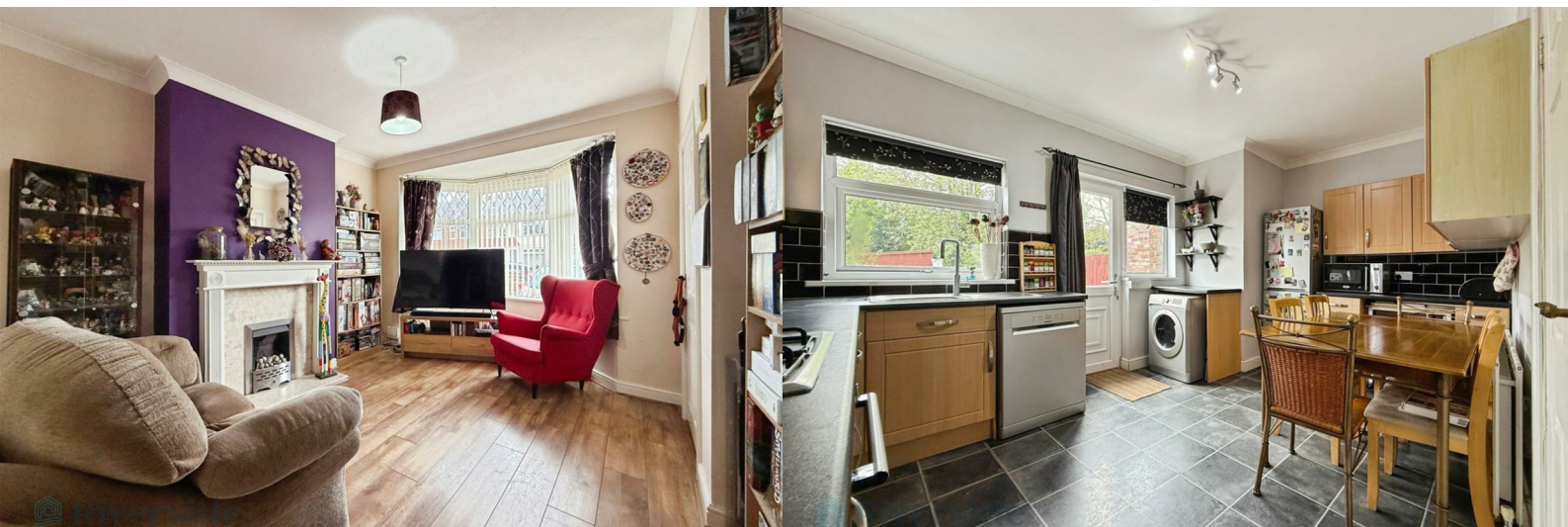




**121 Lomond Road**  
Hull, HU5 5BS

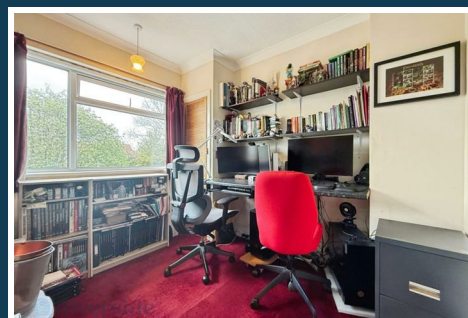
Offers over £120,000



# 121 Lomond Road

, Hull, HU5 5BS

Offers over £120,000



## Ground Floor

### Entrance Hallway

With UPVC double glazed door to the front, fixed staircase to the first floor and door leading to:

### Living Room

15'3" x 11'11" (4.67m x 3.65m)

A bright and spacious room, with UPVC double glazed bay window to the front, feature fireplace with marble effect mantle and heart, housing a gas fire, laminate flooring and radiator.

### Kitchen Diner

15'0" x 9'6" (4.58m x 2.92m)

Fitted with a range of base and wall mounted units, laminated work surfaces, tiling to the splashback areas, inset stainless steel sink unit, inset four-ring gas hob with extractor over and built in oven below and space for washing machine and dishwasher. With two UPVC double glazed windows to the rear, UPVC door to the garden, under stairs storage cupboard and radiator.

## First Floor

### Central Landing

Providing access to all first floor rooms and hatch to the boarder loft space, accessed with drop-down ladders.

### Bedroom One

11'11" x 12'2" (3.65m x 3.72m)

A generous double bedroom to the front with UPVC double glazed bay window, two fitted wardrobes with sliding doors for storage, carpet flooring and radiator.

### Bedroom Two

9'6" x 9'1" (2.92m x 2.78m)

To the rear, with UPVC double glazed window, storage cupboard, carpet flooring and radiator.

### Bathroom

6'0" x 5'6" (1.83m x 1.68m)

Fitted with a three-piece suite in white, comprising, panelled bath with thermostatic shower over, pedestal sink and low level WC. With UPVC double glazed window to the rear, fully tiled walls and heated towel radiator.

### Externally

To the front, a gravelled driveway providing off street parking.

The rear is enclosed with patio area for seating and the rest laid to lawn with planted borders. To the bottom of the garden is a shed for storage and gate leads onto the ten foot, and additional strip of land beyond.

### Council Tax Band

We have been advised the property is council tax band A, payable to Hull City Council.

## ADDITIONAL INFORMATION

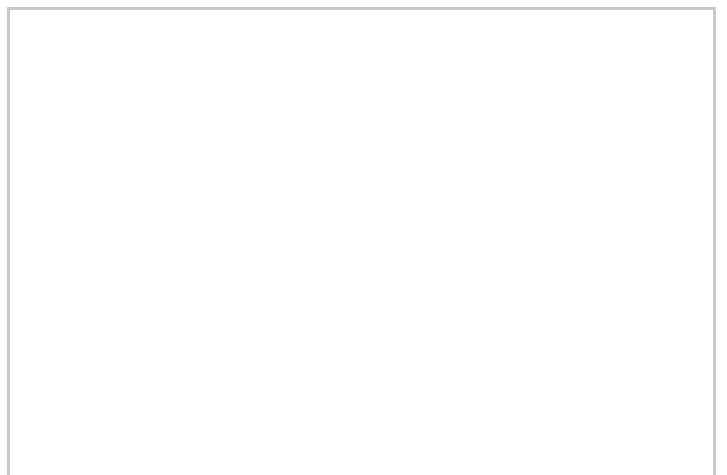
Tenure:

Freehold

### Disclaimer:

Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their

solicitors to verify that the information provided is accurate and not been subject to any change.



## Road Map



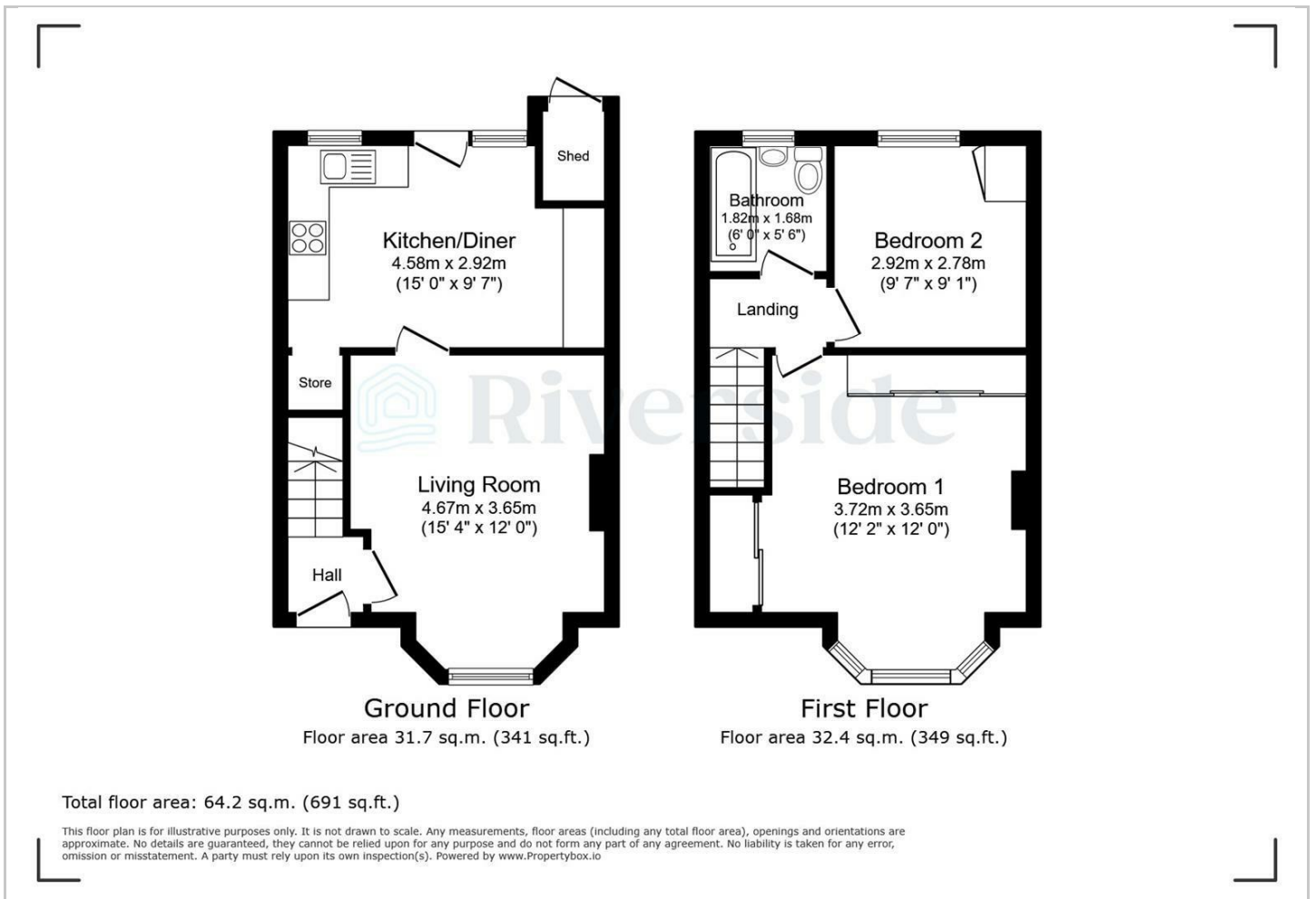
## Hybrid Map



## Terrain Map



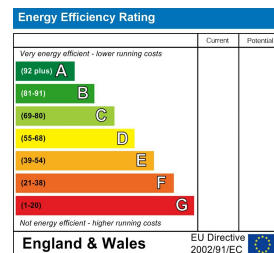
## Floor Plan



## Viewing

Please contact our Hull Office on 01482 322411 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.