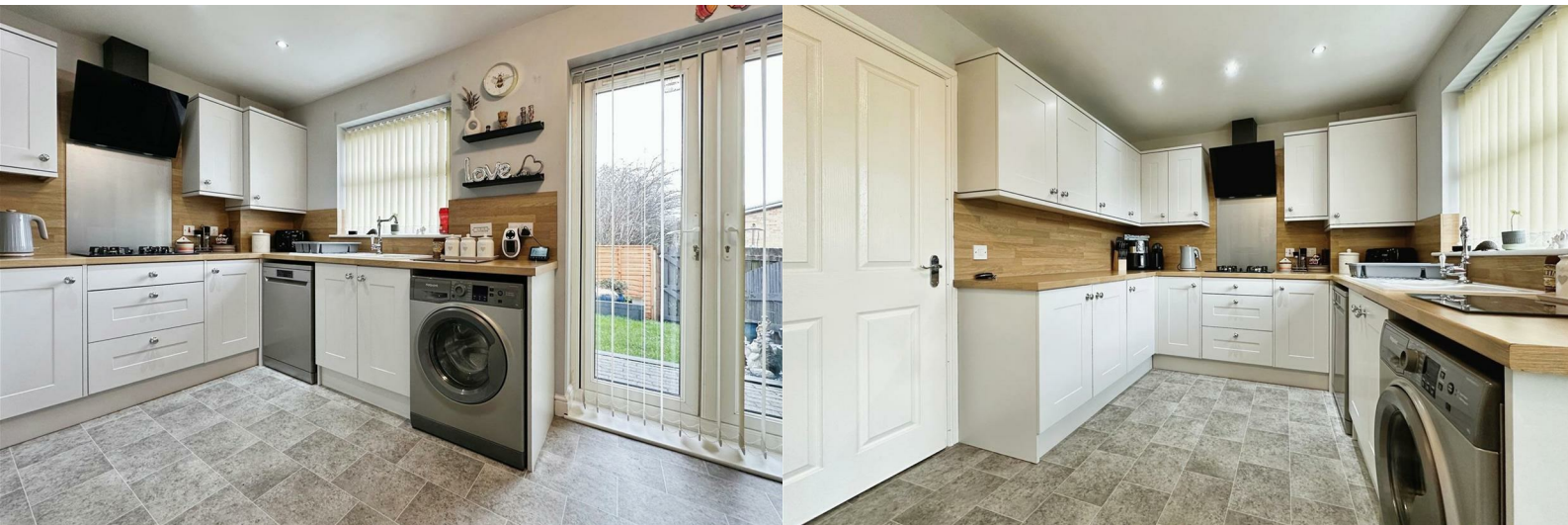




9 Lambwath Hall Court

, Hull, HU7 4WN

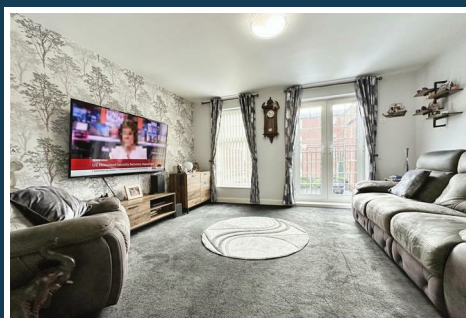
Guide price £150,000



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Ground Floor:

Entrance hallway

A welcoming entrance via double glazed door to the front, with built in storage cupboard, stairs to the first floor and radiator.

Kitchen

13'7" x 8'7" (4.16m x 2.62m)

Fitted with a range of base and wall mounted units, laminate worksurfaces and matching splashback, inset ceramic sink unit, inset gas hob with extractor over and built in oven. With UPVC double glazed window, UPVC French doors to the garden and radiator.

Dining Room

9'2" x 7'3" (2.81m x 2.22m)

With carpet floor covering.

Cloakroom

Fitted with a two-piece suite comprising; low level WC and hand wash basin. Radiator.

First Floor:

Lounge

13'6" x 11'9" (4.13m x 3.59m)

A spacious lounge with UPVC double glazed window and UPVC French doors with Juliet balcony to the front. Carpet flooring and radiator.

Bedroom Two

13'5" x 8'6" (4.10m x 2.61m)

A generous double bedroom with two UPVC double glazed windows to the rear with carpet flooring and radiator.

House Bathroom

5'2" x 6'3" (1.60m x 1.92m)

Fitted with a three-piece suite in white, comprising of a panelled bath, pedestal sink and low level WC. With tiling to the splashback areas and radiator.

Second floor:

Master bedroom

13'9" x 11'4" (4.20m x 3.46m)

Another generous double bedroom with two UPVC double glazed windows to the front, carpet floor coverings and radiator.

En-suite

7'2" x 5'4" (2.19m x 1.64m)

A three piece suite in white, comprising; enclosed shower cubicle, pedestal sink unit and low level WC. With tiling to splashback areas and radiator.

Bedroom three

8'5" x 8'0" (2.59m x 2.46m)

With roof window to the rear, carpet flooring and radiator.

bedroom four

11'3" x 5'1" (3.43m x 1.55m)

With roof window to the rear, carpet flooring and radiator.

Externally

Outside, to the front is a driveway for parking, covered porch with storage and small open plan lawn area. To the rear is a lovely lawned garden with patio area for seating and raised borders for planting.

Council Tax

We have been advised the property is council tax band C

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



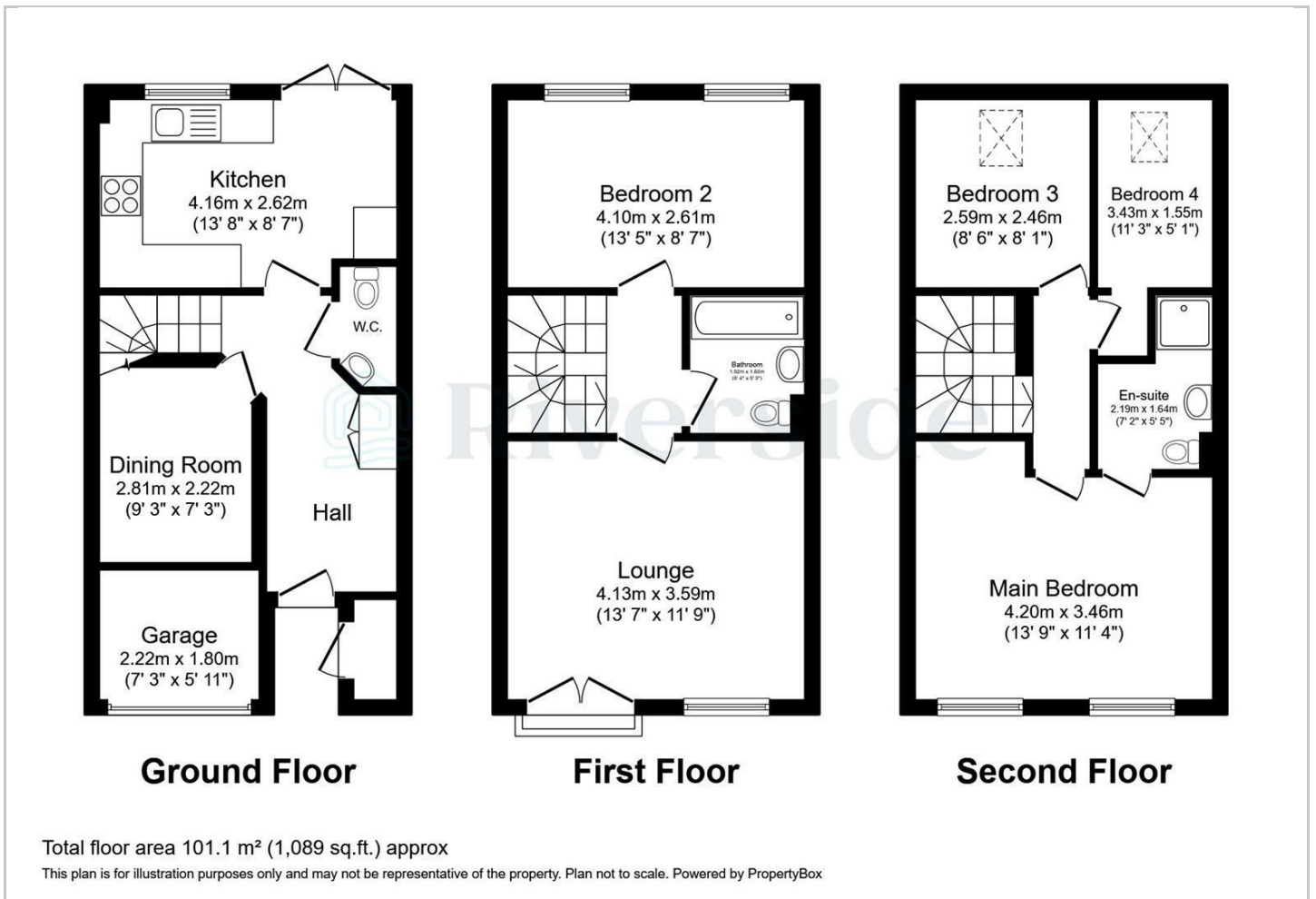
Hybrid Map



Terrain Map



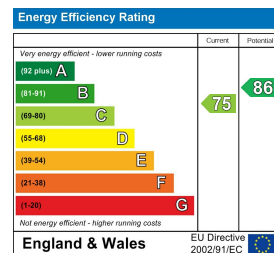
Floor Plan



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.