



**Cosford Garth, Bransholme, HU7**

**Asking Price £130,000**



















# Cosford Garth, Bransholme, HU7

This charming semi-detached family home is now available for sale. Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious lounge. The heart of the home is the generously sized kitchen/diner, which provides ample room for family meals and gatherings. A convenient downstairs WC adds to the practicality of the layout. Upstairs, you'll find five well-proportioned bedrooms and a family bathroom.

Outside, the property boasts a large garden, there is ample parking space for multiple cars, ensuring convenience for the whole family. This home is an excellent opportunity for those seeking a perfect family home! Don't miss out on this fantastic property!

Situated on Cosford Garth in Bransholme, the location is close to an array of local amenities including North Point Shopping Centre, and the Kingswood Retail Park, boasting plenty of shops, including Iceland Supermarket, Home Bargains, Boots, and many others. Well regarded schools are close by, such as Biggin Hill Primary School and Winifred Holtby Academy. Also offering good transport links into the Hull City Centre and surrounding areas.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

## KEY FEATURES

- Semi-Detached
- 5 Bedrooms
- Ample Parking
- Freehold
- Large Garden

# DETAILS

## Entrance Hall

With laminate flooring, radiator, stairs leading to the first floor, doors leading to the downstairs WC, lounge and kitchen/diner.

## Downstairs WC

With laminate flooring, wash hand basin, WC and window.

## Lounge

With carpet flooring, window and radiator.

## Kitchen/Diner

With laminate flooring, sink/drainage, window, hob, oven, extractor fan, space for appliances, plumbing for washer/dryer, laminate work surfaces, radiator and patio doors leading to the rear garden.

## Bedroom 1

With carpet flooring, fitted wardrobes, radiator and window.

## Bedroom 2

With carpet flooring, radiator and window.

## Bedroom 3

With carpet flooring, window, radiator and fitted wardrobes.

## Bedrooms 4

With carpet flooring, radiator and window.

## Bedroom 5

With carpet flooring, radiator, fitted wardrobes and window.

## Bathroom

With vinyl flooring, bath cubicle, shower attachment, shower cubicle, WC, wash hand vanity basin, radiator and window.

## Outside

Outside, the property boasts a large garden, there is ample parking space for multiple cars, ensuring convenience for the whole family.

## Viewings

Strictly by appointment with selling agents. Please contact Wigwam Homes today to book your viewing.

## Fixtures & Fittings

Various fixtures and fittings may be available by separate negotiation and need to be confirmed prior to processing a formal offer.

## Free Market Appraisals / Property Valuations

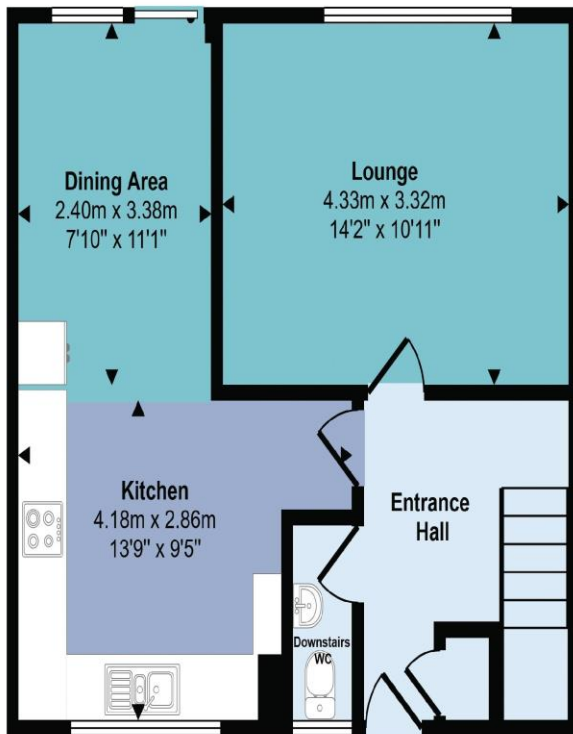
We at Wigwam Homes are delighted to offer any homeowner a FREE no obligation valuation on your property. Call today to book! Interested in selling? We offer zero tie-in periods and no-sale NO-fee! Call us now on 01482 50 51 52 to book a valuation.

## About Us

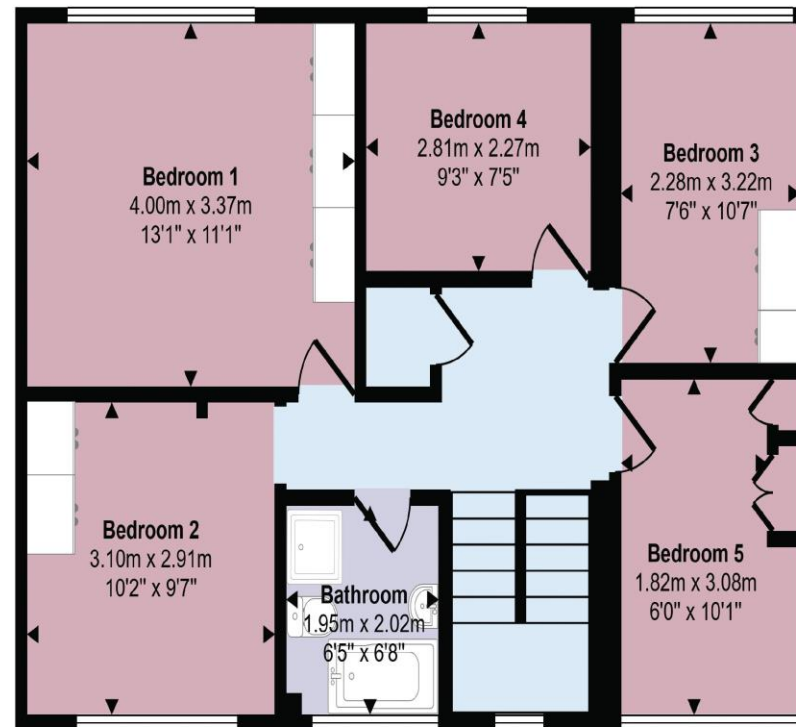
At Wigwam Homes we take pride in the success we achieve for our clients. Whether it is selling your properties, finding your forever home, searching for a long-term rental investment or looking to profit from onward selling, the Wigwam team is here to guide you through the housing market.



Approx Gross Internal Area  
106 sq m / 1144 sq ft



Ground Floor  
Approx 44 sq m / 473 sq ft



First Floor  
Approx 62 sq m / 671 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.