



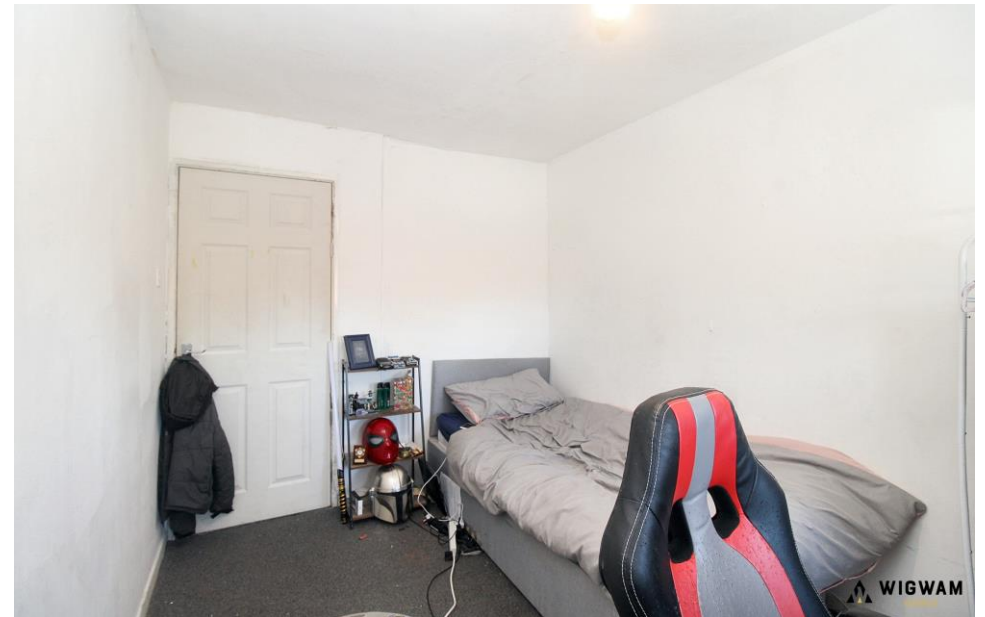
**Garrowby Walk, Hull, HU5**

**Guide Price £135,000 - £140,000**















# Garrowby Walk, Hull, HU5

This mid-terraced property presents an excellent opportunity for those looking to add their personal touch. Upon entering, you're greeted by an entrance hall that leads to a spacious lounge, offering ample space for relaxation and gatherings. The ground floor also features a kitchen, perfect for preparing family meals.

Moving to the first floor, you'll find three well-proportioned bedrooms, providing plenty of space for family or guests, along with a modern family bathroom. There's also access to a loft via a convenient pull-down ladder, perfect for extra storage. Outside, the property boasts a fantastic rear garden, ideal for gardening, play, or simply relaxing and enjoying the fresh air.

Situated on Garrowby Walk, this property is conveniently located near a range of amenities, including Tesco Express, Morrisons, and local convenience stores. Highly regarded schools are nearby, such as Wold Academy, Priory Primary School, and Kelvin Hall School. Additionally, there are excellent bus routes to Hull city centre and surrounding areas.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

## KEY FEATURES

- Mid-Terraced
- 3 Bedrooms
- Freehold
- Rear Garden
- Spacious Lounge



# DETAILS

## Entrance Hall

With vinyl flooring, radiator door leading to lounge, double glazed window and stairs leading to first floor.

## Lounge/Diner

With laminate flooring, radiator, double glazed windows, patio doors leading to rear garden and door leading to kitchen.

## Kitchen

With laminate flooring, radiator, laminate worksurfaces, double glazed windows, cabinets, sink/drainage, space for appliances, door leading to under stair storage and door leading to rear garden.

## Bedroom 1

With carpet flooring, radiator, and double glazed windows.

## Bedroom 2

With carpet flooring, radiator, and double glazed windows.

## Bedroom 3

With carpet flooring, radiator, and double glazed windows.

## Bathroom

With laminate flooring, radiator, vanity hand wash basin, WC, double glazed windows and bath tub with shower attachment.

## Rear Garden

With concrete flooring, lawn, fence boundary, decking, door leading to kitchen, patio doors leading to lounge/diner and

access to the front aspect.

## 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.

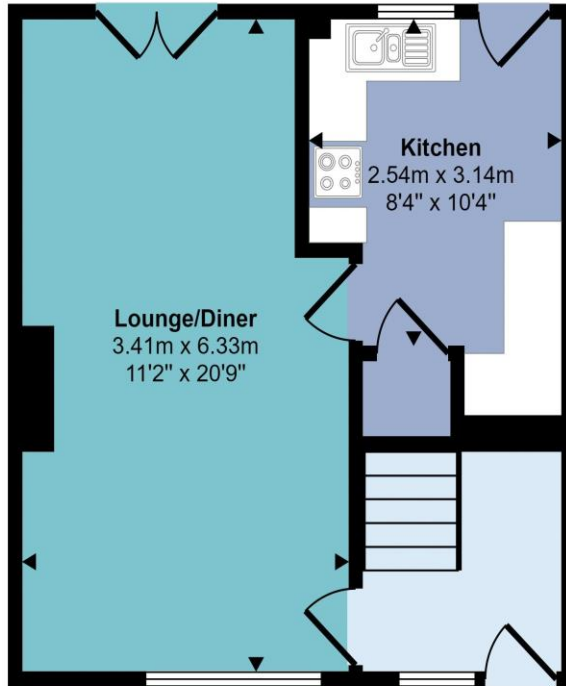
## Free Mortgage Consultations

At Wigwam Homes we have our own independent mortgage advisors with access to over 90 lenders. With so many mortgage products on the market, an independent advisor can show you all the various options and help you discover which one is right for you. We can also help with any property, income and personal insurances which you may need to complete your mortgage application.

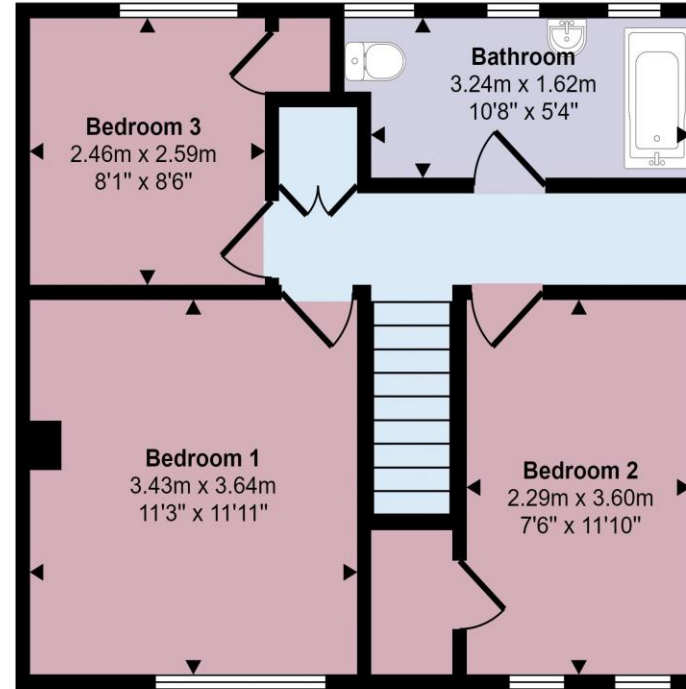
## About Us

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  
79 sq m / 854 sq ft



Ground Floor  
Approx 35 sq m / 380 sq ft



First Floor  
Approx 44 sq m / 474 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.