

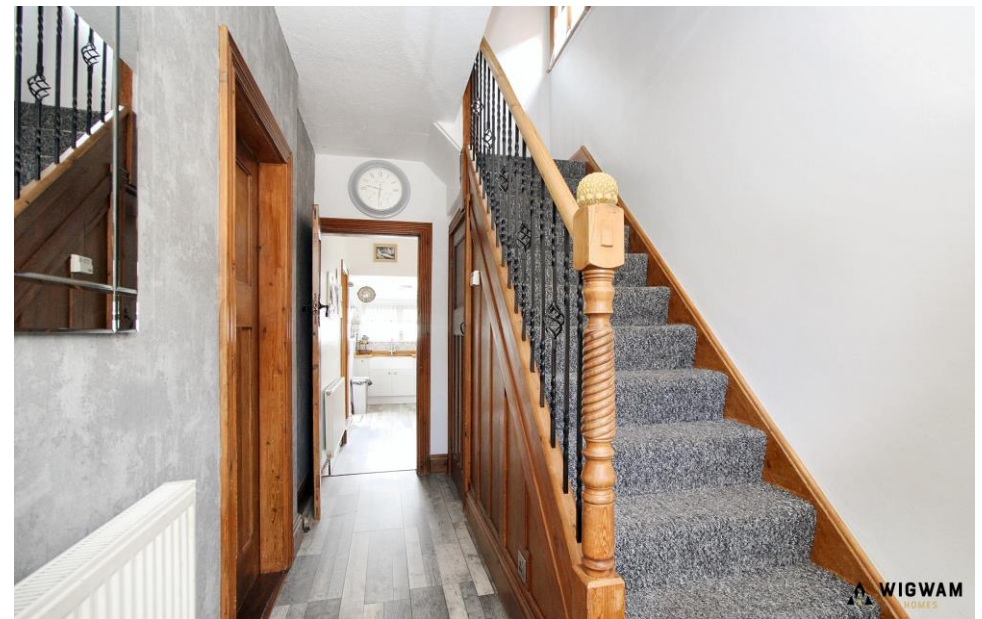


Guildford Avenue, Hull, HU8

Guide Price £190,000 - £195,000













Guildford Avenue, Hull, HU8

Presenting this beautifully maintained semi-detached home, ready for you to move in! The ground floor features a welcoming entrance hall, a spacious lounge/dining area perfect for entertaining, and a modern kitchen. Upstairs, you'll find three bedrooms and a well-appointed bathroom. The second floor boasts a versatile loft room. Outside, enjoy a large rear garden, a convenient garage, and a driveway to the front.

Located on Guildford Avenue close to local shops, amenities and the well-regarded schools including Malet Lambert, Gillshill and Cavendish. East Park is closeby, best known for its family activities. There are excellent bus routes to and from the Hull City Centre and surrounding areas.

KEY FEATURES

- SEMI-DETACHED
- 3 BEDROOMS
- PARKING
- OPEN PLAN LIVING AREA
- LOFT ROOM
- FREEHOLD

DETAILS

Entrance Hall

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

Lounge

With carpet flooring, radiator, double glazed window and open arch leading to the dining area.

Dining Area

With laminate flooring, radiator, patio doors leading to the rear garden and door leading to the kitchen.

Kitchen

With vinyl flooring, wood work surfaces, undermounted sink, double glazed windows, radiator, hob, oven, extractor and door leading to the rear garden.

Bedroom 1

With carpet flooring, double glazed window, radiator and fitted wardrobes.

Bedroom 2

With carpet flooring, radiator and double glazed window.

Bedroom 3

With carpet flooring, radiator and double glazed window.

Bathroom

With vinyl flooring, WC, wash hand vanity basin, bath tub, radiator and double glazed window.

Loft Room

With carpet flooring and double glazed window.

Outside

Outside, enjoy a large rear garden, a convenient garage, and a driveway to the front.

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.

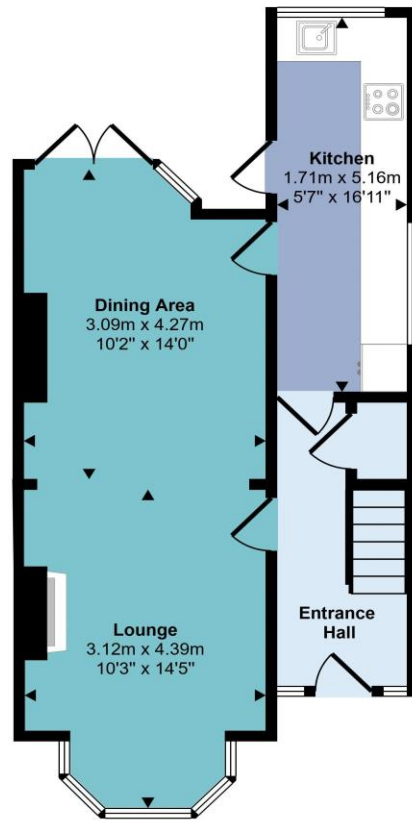
Free Mortgage Consultations

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.

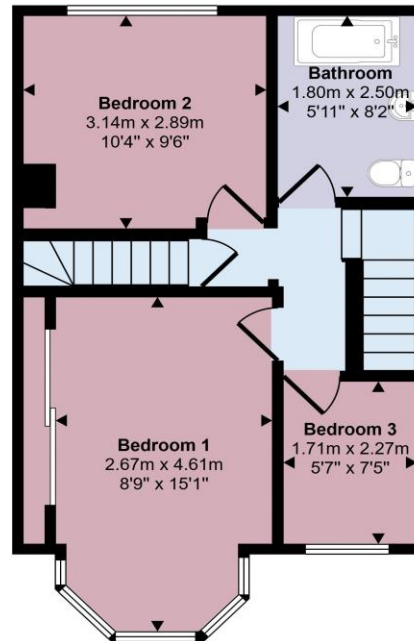
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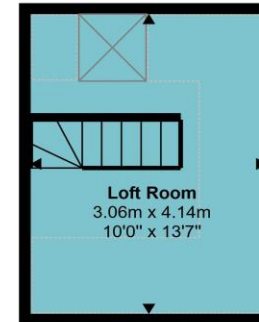
Approx Gross Internal Area
94 sq m / 1007 sq ft




Ground Floor
Approx 42 sq m / 451 sq ft



First Floor
Approx 39 sq m / 420 sq ft



Second Floor
Approx 13 sq m / 136 sq ft

 Denotes head height below 1.5m

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.