



Guildford Avenue
Hull

Guide Price £190,000 – £195,000

WIGWAM

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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.

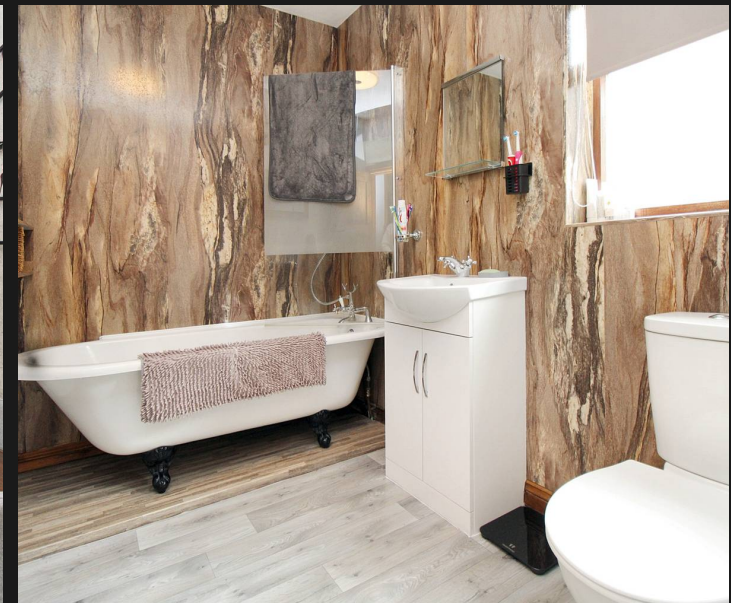
Located on Guildford Avenue close to local shops, amenities and the well regarded schools including Malet Lambert, Gillshill and Cavendish. East Park is closeby, best known for its family activities. There are excellent bus routes to and from the Hull City Centre and surrounding areas.

Council Tax band: B

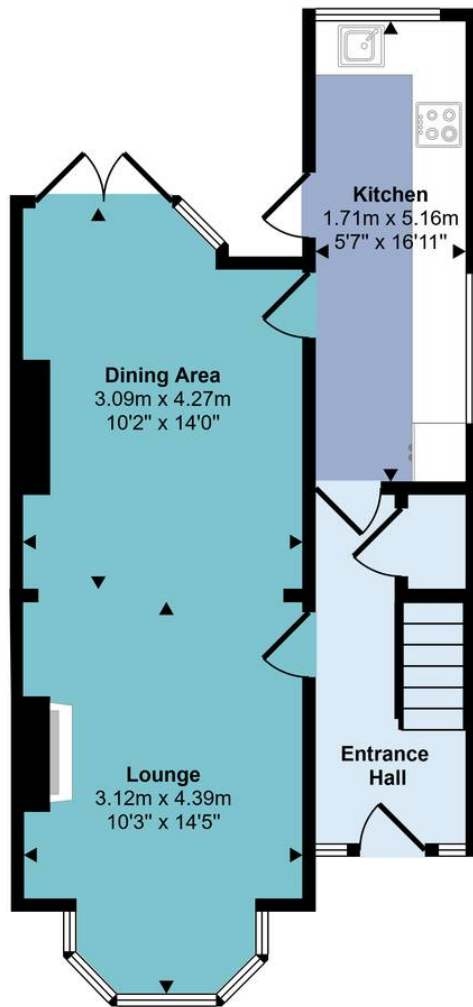
Tenure: Freehold

EPC Energy Efficiency Rating: E

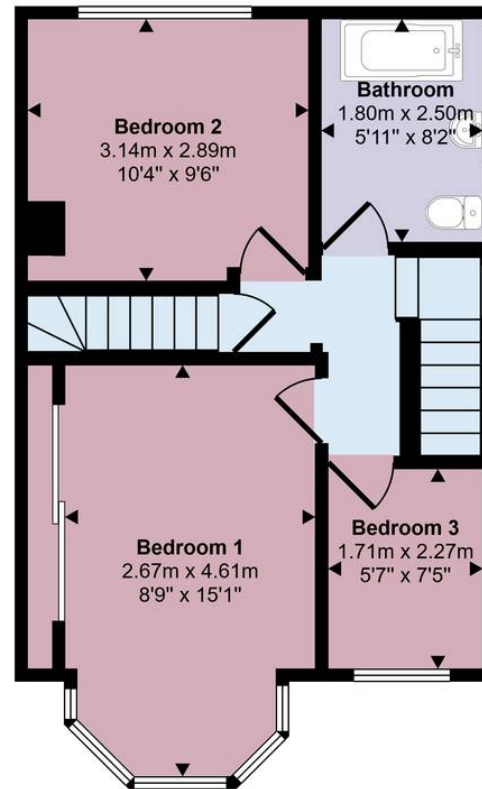
EPC Environmental Impact Rating: F



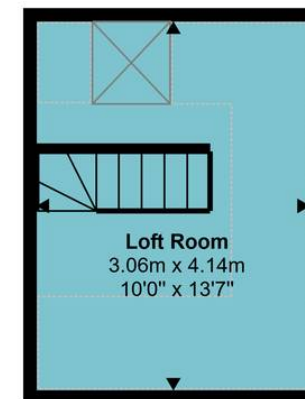
Approx Gross Internal Area
94 sq m / 1007 sq ft



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.



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Block A, Unit 7B, Flemingate, Beverley - HU17 0NQ

01482505152 • hello@wigwamhomes.co.uk • www.wigwamhomes.co.uk