



Benedict Road
Hull

Offers Over **£130,000**

WIGWAM

Benedict Road

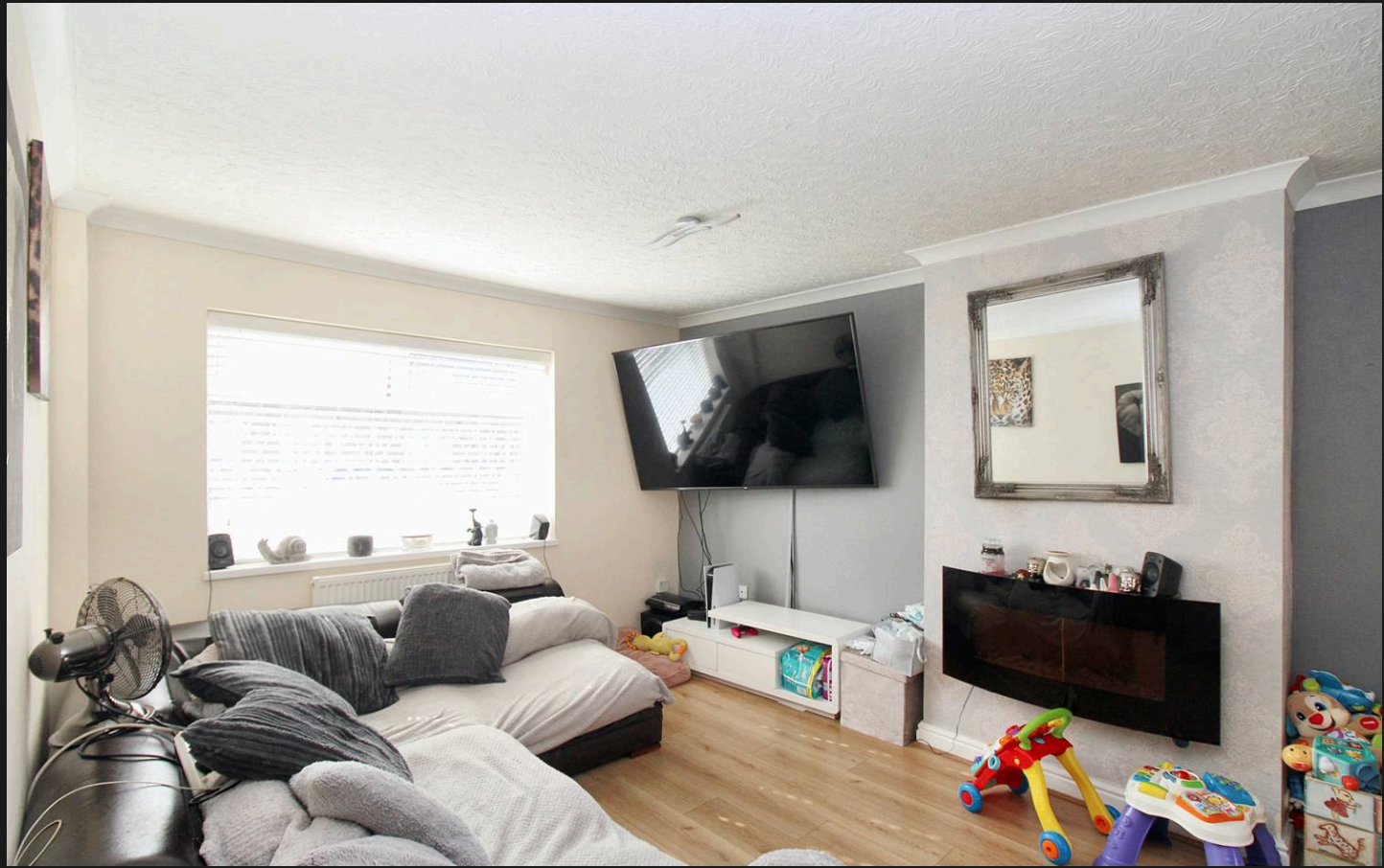
Hull

- Mid-Terraced
- 3 Bedrooms
- Spacious Lounge
- Low Maintenance Rear Garden
- Family Bathroom
- Freehold

This is a great opportunity for first-time buyers looking to create their dream living space! On the ground floor, the property features a spacious lounge, perfect for relaxation and entertaining guests, as well as a kitchen, ideal for preparing family meals.

Moving to the first floor, you'll find three well-proportioned bedrooms, offering ample space for family or guests, along with a family bathroom. The property also boasts a low-maintenance rear garden, providing a fantastic space to enjoy the fresh air.

Situated on Benedict Road, off Anlaby Park Road South, this property is ideally located near a range of amenities, including Sainsbury's and Aldi. Well-regarded schools such as Christopher Pickering Primary School and Sirius Academy West are also close by. Additionally, there are excellent transport links with regular bus routes to and from Hull City Centre and surrounding areas.





Council Tax Band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

Entrance Hall

With laminate flooring, radiator, door leading to kitchen, double glazed windows and stairs leading to first floor.

Lounge

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

Kitchen

With tiled flooring, radiator, laminate worksurfaces, integrated hob, integrated oven, cabinets, sink/drain, fan extractor, spotlights, door leading to rear garden and space for appliances.

Bedroom 1

With laminate flooring, radiator and double glazed windows.

Bedroom 2

With laminate flooring, radiator and double glazed windows.

Bedroom 3

With laminate flooring, radiator and double glazed windows.

Bathroom

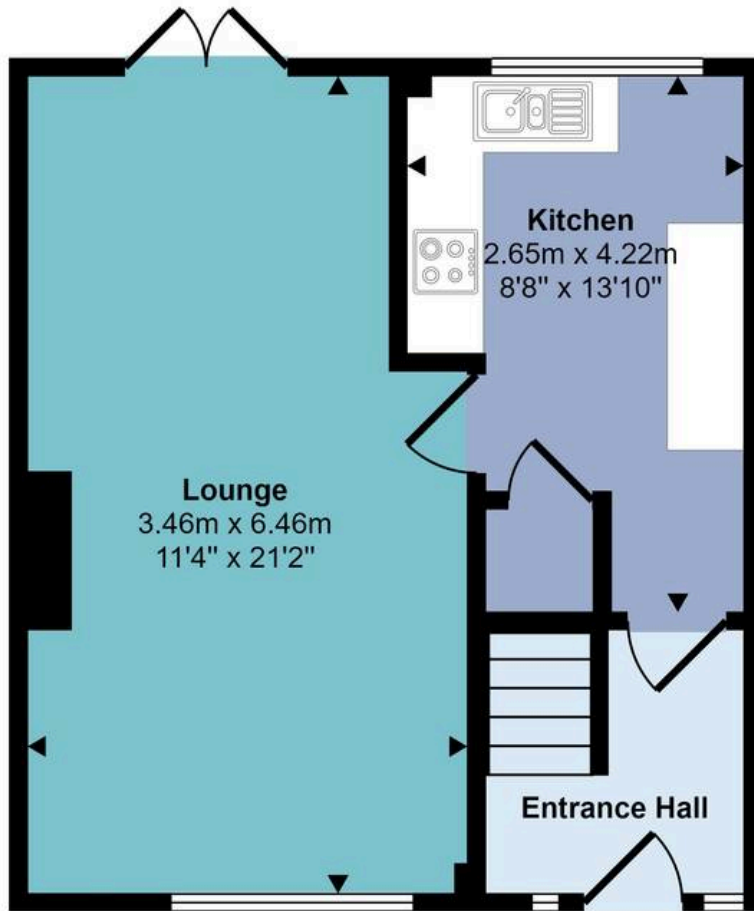
With laminate flooring, radiator, WC, vanity hand wash basin, spotlights, double glazed windows and bath tub with shower attachment.

Rear Garden

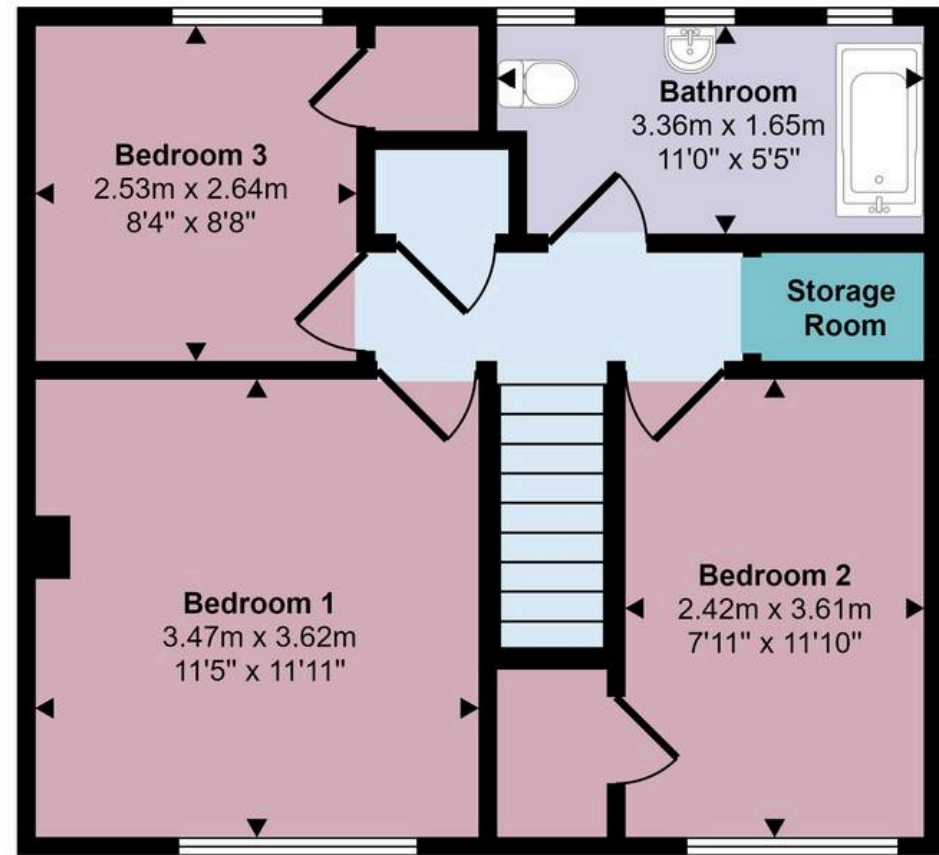
With patio flooring, artificial lawn, fence boundary, patio doors leading to lounge, door leading to kitchen and access to the front aspect.



Approx Gross Internal Area
82 sq m / 878 sq ft



Ground Floor
Approx 37 sq m / 393 sq ft



First Floor
Approx 45 sq m / 485 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.



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