



Elgar Road, Hull  
Hull

Guide Price £160,000

**WIGWAM**



Nestled within a sought-after location, this meticulously crafted 3-bedroom terraced house embodies contemporary elegance and comfort. Stepping inside, you are greeted by a spacious interior that effortlessly combines style and functionality, offering the ideal setting for modern living.

Boasting a large kitchen complete with a breakfast bar, perfect for entertaining guests or enjoying family meals, leading to a separate dining room with a south-facing garden and glass roof lantern which invites natural light throughout. The well-designed layout seamlessly flows into three generously proportioned bedrooms, providing ample space for relaxation and rest. Additionally, a versatile loft room offers endless possibilities for a home office, playroom, or cosy retreat.

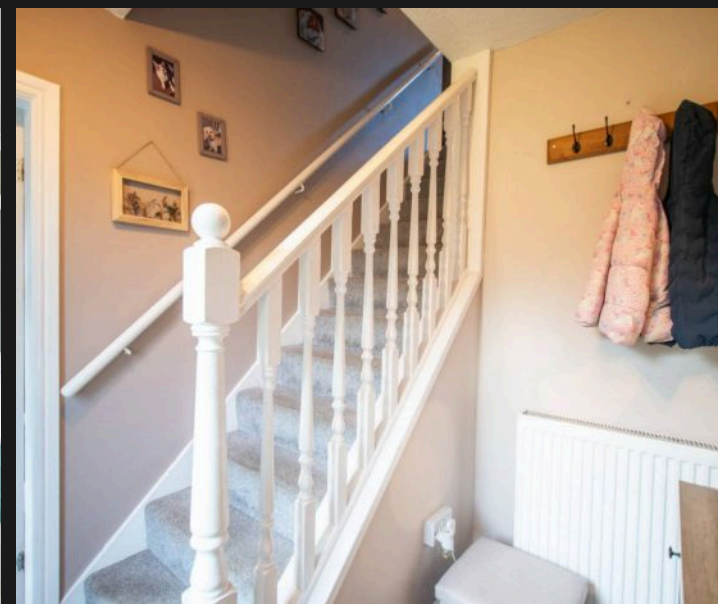
Impeccably presented throughout, this residence exudes a high standard of living with its attention to detail and quality finishes. From the beautifully presented interiors to the modern kitchen and convenient off-street parking, every aspect of this home has been carefully considered to meet the needs of buyers.

Ready to move into and enjoy, early viewing is strongly recommended to secure this home as your own.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C





- Large kitchen with breakfast bar
- 3 good sized bedrooms
- Loft room
- Off street parking
- South facing garden





### **Living room**

With laminate flooring, radiator, and large window

### **Kitchen**

With laminate flooring, radiator, integrated appliances and breakfast bar

### **Dining room**

With laminate flooring, french doors, radiator, and glass roof lantern

### **Bedroom 1**

With laminate flooring, built in wardrobes, radiator and large window

### **Bedroom 2**

With laminate flooring, radiator, 2 windows, and stairs to the loft room

### **Bedroom 3**

With laminate flooring, radiator, and large window

### **Bathroom**

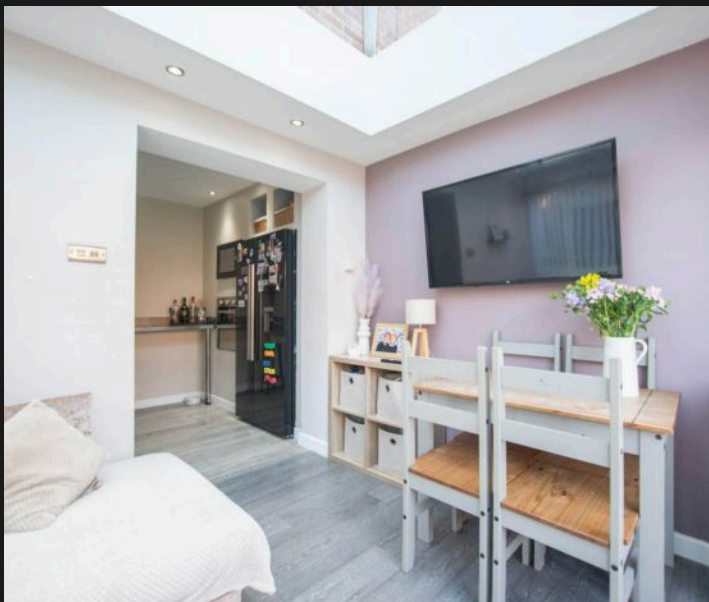
With tiled floor, half tiled walls, toilet, wash basin on pedestal, bath, walk in shower and towel radiator

### **Loft room**

With laminate flooring, Velux style windows and radiator

### **Hallway**

With laminate flooring, carpeted stairs, and radiator









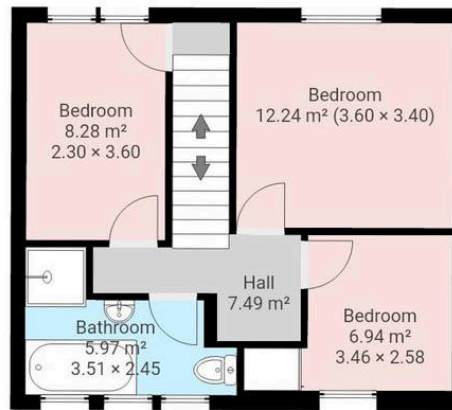
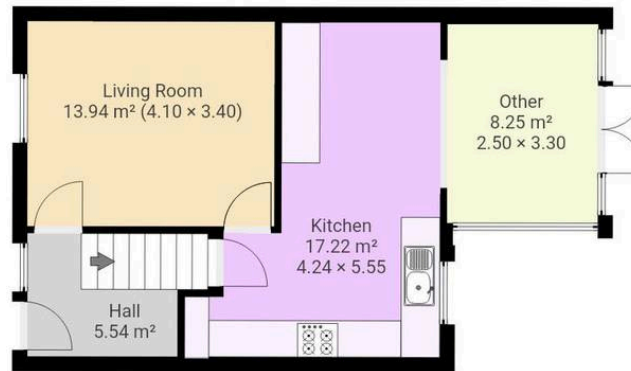




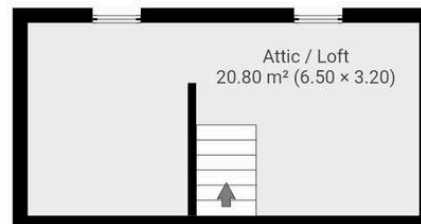








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# Wigwam

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