



Saltshouse Road, Hull
Hull

Fixed Price **£325,000**

WIGWAM

Saltshouse Road

- Development opportunity
- 6 bedroom detached house
- Stunning period features
- Large wrap-around garden
- Off-street parking
- 2077 internal sqft

Introducing this amazing 6-bedroom detached house, packed with period features, offering a prime opportunity for a buyer seeking to create a truly exquisite home or investment opportunity right on the edge of Sutton Park Golf Course.

Upon entry, you are greeted by a spacious interior on the ground floor, with 2 bedrooms, a kitchen, living room, laundry room, and bathroom.

Moving to the first floor, there are 4 additional generously sized bedrooms, an additional kitchen, and bathroom. There is a loft space on the second floor that is also partially boarded and could be further developed.

The property sits on a large 12087 sqft plot, with a large wrap-around garden on 3 sides. The garden provides ample space and is not overlooked, offering the potential to create a serene outdoor sanctuary.

The property also benefits from two parking spaces at the side of the property, with right of access via Sutton Golf Course car park.

Tenure: Freehold

EPC Energy Efficiency Rating: D





Bedroom 1

10' 10" x 11' 10" (3.30m x 3.60m)

With carpet, radiator and window.

Bedroom 2

14' 1" x 11' 6" (4.30m x 3.51m)

With carpet, radiator, and large window.

Living room 1

13' 1" x 19' 8" (3.99m x 6.00m)

With carpet, radiator, fire place, large bay window, and french doors to the garden.

Kitchen 1

15' 9" x 18' 8" (4.80m x 5.70m)

With laminate flooring, kitchen units, sink and tap, and windows.

Laundry room

10' 10" x 9' 10" (3.30m x 3.00m)

With carpet, radiator, wash basin with pedestal and windows.

Bathroom 1

10' 10" x 7' 10" (3.30m x 2.40m)

With linoleum and carpet flooring, toilet, wash basin on a pedestal, walk in shower, and radiator.

Hallway

Bedroom 3

9' 10" x 11' 10" (3.00m x 3.60m)

With carpet, radiator, and window.

Kitchen 2

17' 2" x 8' 6" (5.22m x 2.60m)

With carpet, kitchen units, sink and tap, oven and hob, extractor and large window.



Bedroom 4

17' 5" x 12' 6" (5.30m x 3.80m)

With carpet, radiator and large window.

Bedroom 5

13' 1" x 6' 7" (4.00m x 2.00m)

With carpet, radiator and window.

Bedroom 6

18' 3" x 14' 9" (5.55m x 4.50m)

With carpet, radiator, and window.

Bathroom 2

15' 1" x 7' 10" (4.60m x 2.40m)

With laminate floor, wash basin with pedestal, toilet, bath, radiator, and window.

Garden

Large garden and drive way to the property.

DRIVEWAY

2 Parking Spaces

Large private driveway and garage.



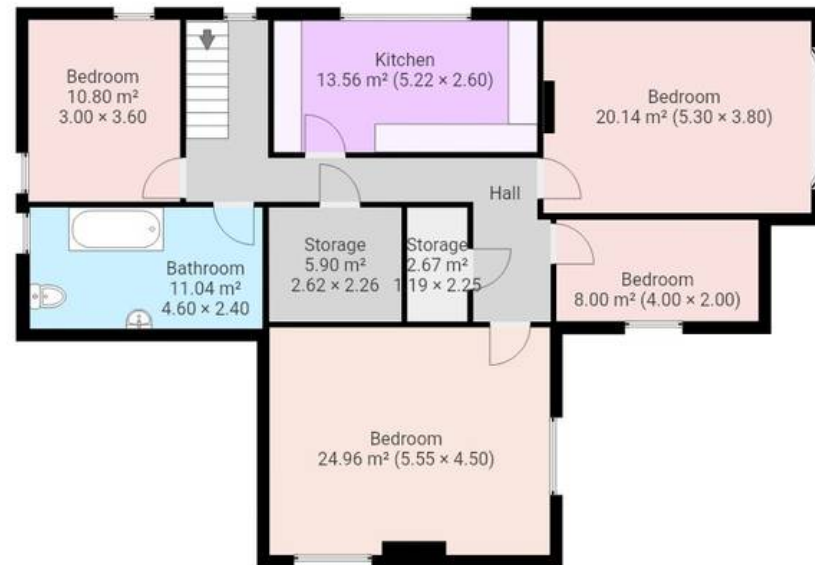














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