



Ketwell Lane
Hedon

Guide Price **£165,000**

WIGWAM

Ketwell Lane

Hedon

- 3 Bedroom mid-terrace
- Open plan living room and dining room
- Feature fireplaces
- Large extended kitchen
- Large rear garden
- Chain free

Presenting this impeccable 3-bedroom mid-terraced house,

As you step inside, you are welcomed by the inviting open-plan living room and dining room, seamlessly blending the modern design with classic features like the charming fireplaces and large windows that create a cosy ambience. The large kitchen provides ample space for hosting, with doors to the private garden.

The 3 well-appointed bedrooms offer comfort and privacy, making this house perfect for a growing family.

The loft area is also fully boarded, with electrics in place, making this perfect for a future conversion (subject to the relevant planning permission).



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Additionally, being chain-free, this property presents a hassle-free opportunity to move in and make it your own.

Ideally located in a sought-after area, with easy access to local amenities and transport links, this property presents a perfect blend of convenience and style.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Living room

12' 10" x 10' 10" (3.90m x 3.30m)

With carpet, fireplace, character features, radiator and large bay window.

Dining room

13' 5" x 10' 10" (4.10m x 3.30m)

With laminate flooring, fireplace with a detailed surround, radiator and arch way to the living room.

Kitchen

24' 7" x 7' 7" (7.50m x 2.30m)

With laminate flooring, integrated hob and oven, integrated dishwasher, extractor fan, sink and tap, laminate worktop, radiator and doors to the garden.

Hall

16' 1" x 5' 3" (4.90m x 1.60m)

With carpet and access to boarded loft area with electrics.

Bedroom 1

12' 10" x 10' 2" (3.90m x 3.10m)

With carpet, radiator and large window.

Bedroom 2

12' 10" x 10' 6" (3.90m x 3.20m)

With carpet, radiator and window.

Bedroom 3

11' 10" x 7' 10" (3.60m x 2.40m)

With carpet, radiator and window.

Bathroom

9' 6" x 4' 11" (2.90m x 1.50m)

With laminate flooring, WC, bath with shower, basin with vanity unit, radiator and window.



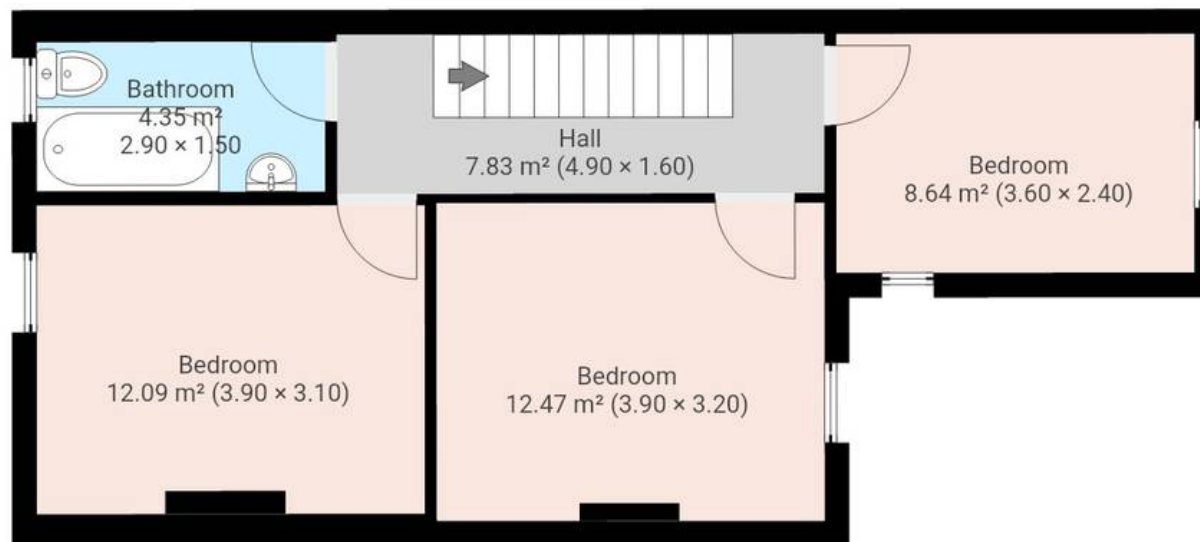
Garden

The 100ft secluded garden includes a patio area and is perfect for entertaining.

Parking

There is an up-and-over garage that provides access to church lane, as well as ample on-street parking outside the property.







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