



Howdale Road

Hull

Guide Price £100,000 – £110,000

WIGWAM

9 Howdale Road

Hull

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- Modern fitted kitchen
- Garage and drive
- Spacious garden
- Sought-after village location

Located in a sought-after area, this beautifully presented property offers a fantastic opportunity to own a well-equipped home in a desirable village location.

The interior boasts a spacious open-plan layout, perfect for modern living, with stylish finishes throughout enhanced by large windows that fill the room with natural lighting.

This property benefits from off-street parking and a garage, providing convenience and peace of mind for residents.

Ready to move into and enjoy. Don't miss out on the chance to make this property your own.





Living room

13' 1" x 12' 2" (4.00m x 3.70m)

With laminate flooring, electric heater, large window and external door leading to the garden.

Kitchen

With laminate flooring, kitchen units and worktop, induction hob, integrated oven, extractor fan, sink, tap and window.

Bedroom

With laminate flooring, window and internal storage.

Bathroom

With tiled flooring, part tiled wall, toilet, wash basin on pedestal, bath and window.

Garden

A large south-facing garden that is fully enclosed, leading to the garage and driveway.

Garage

A single garage with up and over door.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

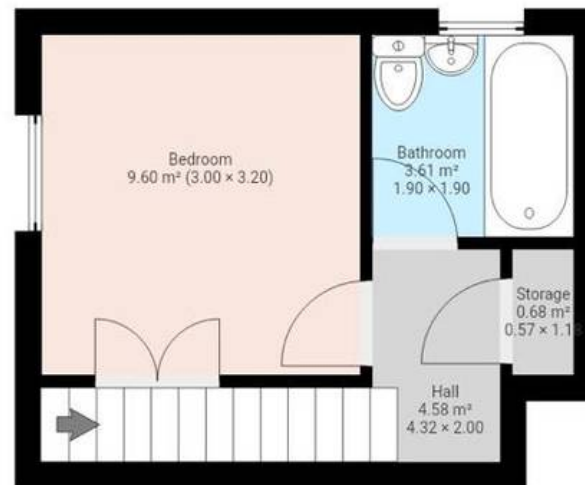
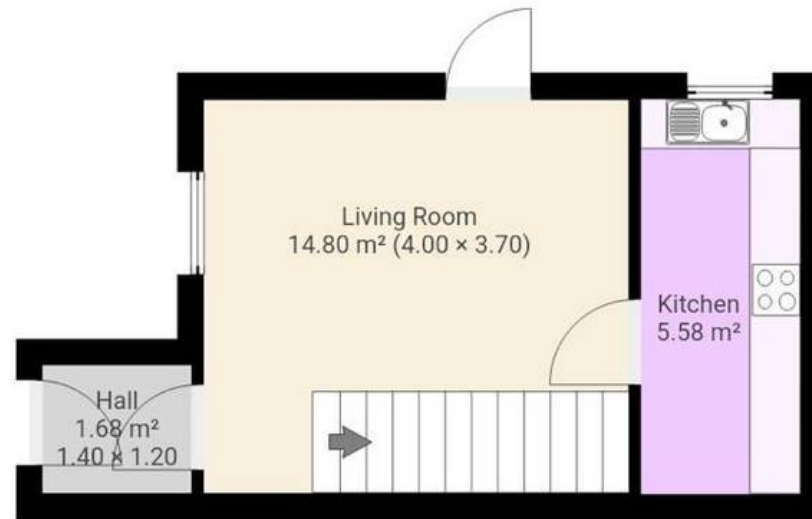
Wigwam notes a personal interest in that the property is being sold on behalf of a colleague not actively participating in the marketing, negotiation or conveyance of the transaction. All matters relating to the marketing, negotiation & conveyancing are conducted by a senior member of the management team and are subject to the same diligence and legislation as all other transactions.





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92+) A	61	90	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Very environmentally friendly - lower CO ₂ emissions			
(92+) A	65	93	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	





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