



**Heatherwood Court**  
Hull

Guide Price £200,000 – £210,000

**WIGWAM**



- Three bedroom end-terrace
- 4 designated parking spaces
- Top floor master bedroom with walk in dressing room and en-suite
- Extended kitchen with roof lantern
- Large outdoor space with fully equipped out-building
- 3 double bedrooms

Presenting an immaculately designed 3-bedroom end-terrace house, exuding elegance and style.

Boasting 3 double sized bedrooms, with the top-floor master bedroom complete with a walk-in dressing room and en-suite bathroom, this home offers a luxurious retreat within its walls. The extended kitchen, featuring a modern roof lantern, is the perfect space for family meals and entertainment alike.

This property stands out with four designated parking spots, a rare convenience in this sought-after area.

The large outdoor space offers endless opportunities for enjoyment and relaxation, complemented by an out-building that is fully equipped with electrics for added practicality.

Immaculately presented and thoughtfully designed, this residence is ideal for those seeking a high standard of living. With a perfect blend of sophistication and functionality, within walking distance of the popular Kingswood area, this property is ready to move into and enjoy.

Council Tax band: B





**Kitchen**

28' 3" x 23' 4" (8.60m x 7.11m)

With laminate flooring, roof lantern, kitchen units with integrated appliances, breakfast bar, French doors leading to the garden, radiator and window.

**w/c**

With laminate flooring, toilet, wash basin on pedestal, radiator and window.

**Living room**

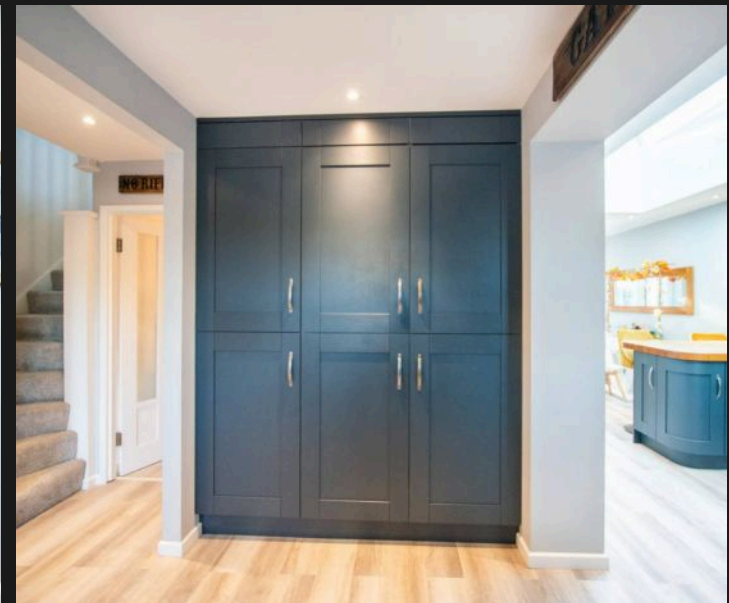
15' 3" x 14' 1" (4.64m x 4.28m)

With laminate flooring, French doors to conservatory and radiator.

**Conservatory**

8' 2" x 12' 2" (2.50m x 3.71m)

With laminate flooring, panelled wall, radiator and French doors to the garden.



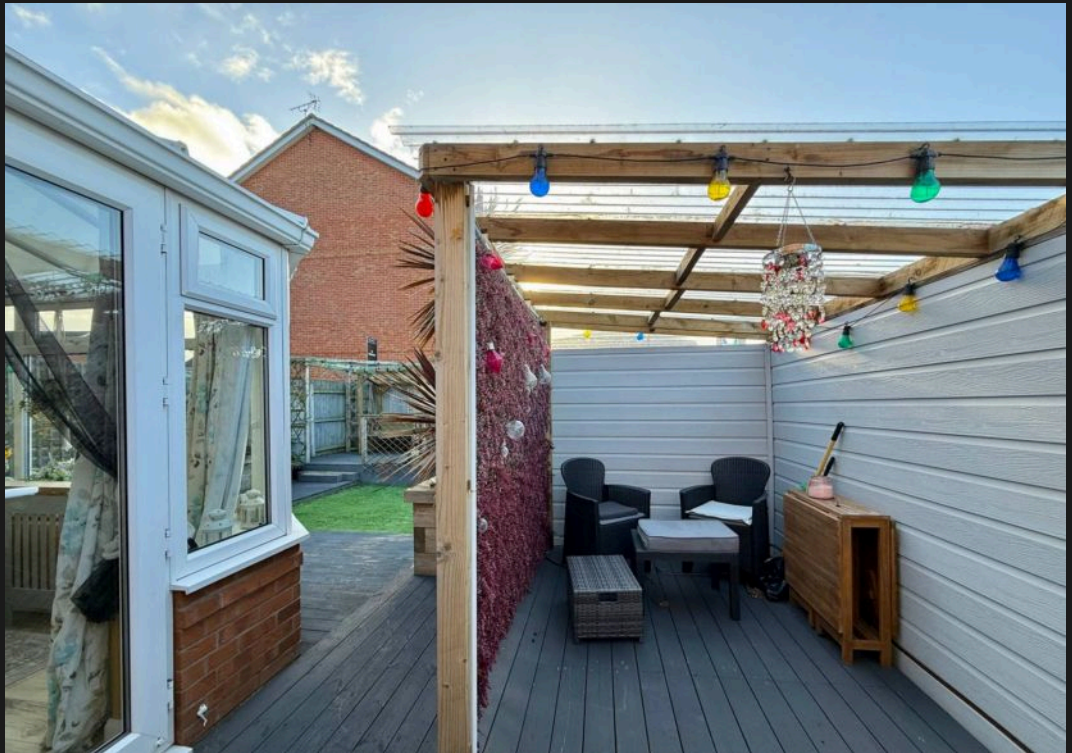
















### Bedroom 2

11' 9" x 13' 5" (3.57m x 4.10m)

With carpet, radiator and window.

### Bathroom

6' 3" x 6' 7" (1.90m x 2.00m)

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

### Bedroom 3

9' 10" x 13' 1" (2.99m x 4.00m)

With carpet, radiator and 2 windows.

### Bedroom 1

12' 1" x 12' 9" (3.69m x 3.89m)

With laminate flooring, panelled wall, radiator and window.

### Dressing room

10' 6" x 5' 7" (3.20m x 1.70m)

With laminate flooring, storage cupboards, entrance to en-suite and window.

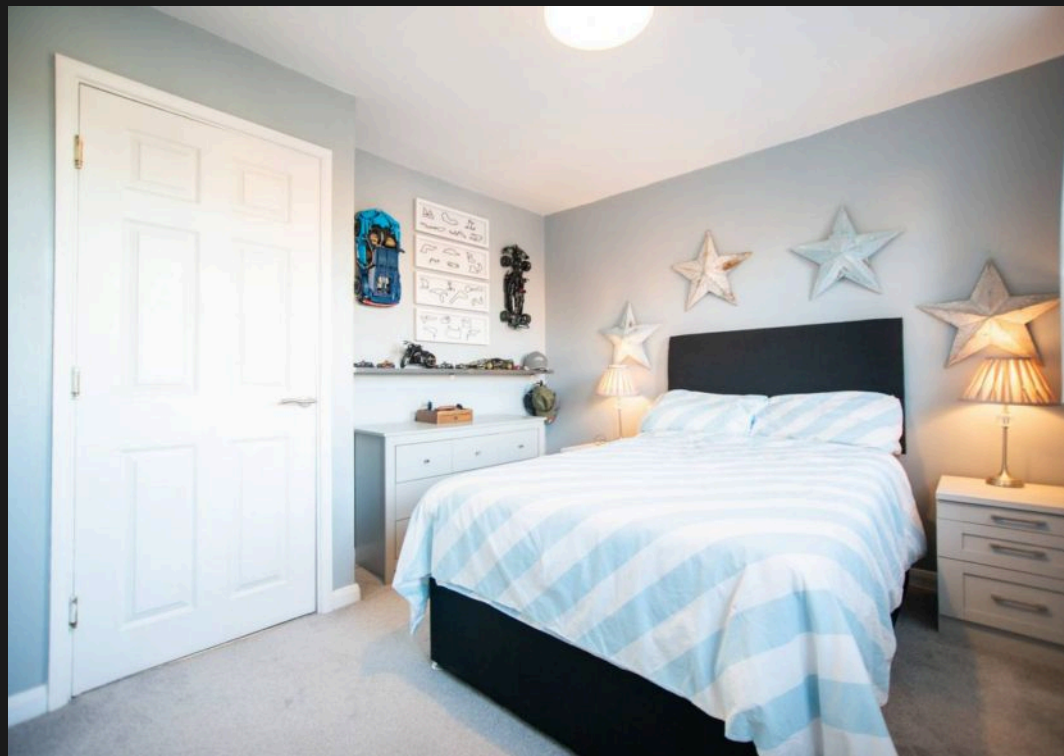
### En-suite

7' 3" x 6' 7" (2.20m x 2.00m)

With laminate flooring, toilet, shower cubicle, wash basin with vanity unit, radiator and Velux style window.













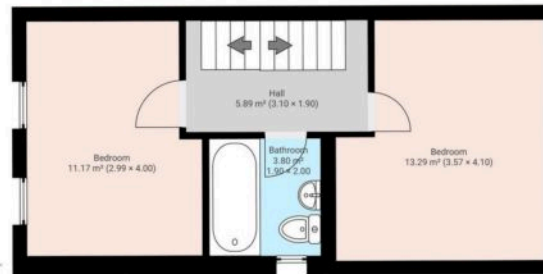
▼ Ground Floor

TOTAL AREA: 66.02 m² · LIVING AREA: 66.02 m² · ROOMS: 5



▼ 1st Floor

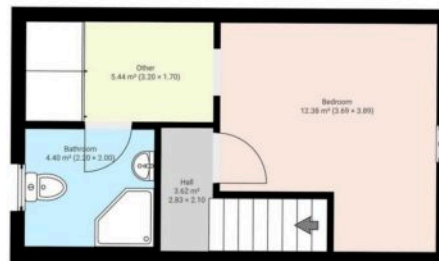
TOTAL AREA: 34.13 m² · LIVING AREA: 34.13 m² · ROOMS: 4



▼ 2nd Floor


TOTAL AREA: 25.83 m² · LIVING AREA: 25.83 m² · ROOMS: 4

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# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	78	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	





# Wigwam

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