



Weighton Grove, Hull

Guide Price £100,000 – £110,000

 **WIGWAM**

- Great opportunity for a first time buyer or investor
- 3 bedrooms
- No chain
- Close to amenities

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Introducing this excellent 3-bedroom property, presenting a great opportunity for a first-time buyer or savvy investor.

Upon entering, you are greeted by a well-appointed interior, thoughtfully designed to cater to modern living requirements. The property boasts a spacious layout, with separate living room and dining room, with a private garden to the rear.

Upstairs, there are 3 generously sized bedrooms, with family bathroom and additional W/C.

Situated in a prime location, this home offers convenience and accessibility to local amenities and transport links. With the added benefit of 'no chain', this property ensures a smooth and efficient buying process.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D





Living room

10' 1" x 10' 10" (3.07m x 3.31m)

With laminate flooring, radiator and large window.

Kitchen

15' 4" x 10' 0" (4.67m x 3.05m)

With gloss kitchen units, tile effect splash back, integrated oven and hob, extractor, sink and tap, boiler, radiator, and door to the garden.

Dining room

15' 0" x 10' 9" (4.56m x 3.27m)

With laminate flooring, storage cupboards, radiator and large window to the rear.

Bathroom

5' 10" x 5' 7" (1.79m x 1.70m)

With tiled flooring and walls, toilet, basin on pedestal, shower cubicle, extractor fan and towel radiator.

Toilet

With laminate flooring, toilet and window.

Bedroom 1

13' 1" x 12' 10" (4.00m x 3.90m)

With laminate flooring, radiator and large window.

Bedroom 2

12' 10" x 9' 11" (3.90m x 3.02m)

With laminate flooring, radiator, and window.

Bedroom 3

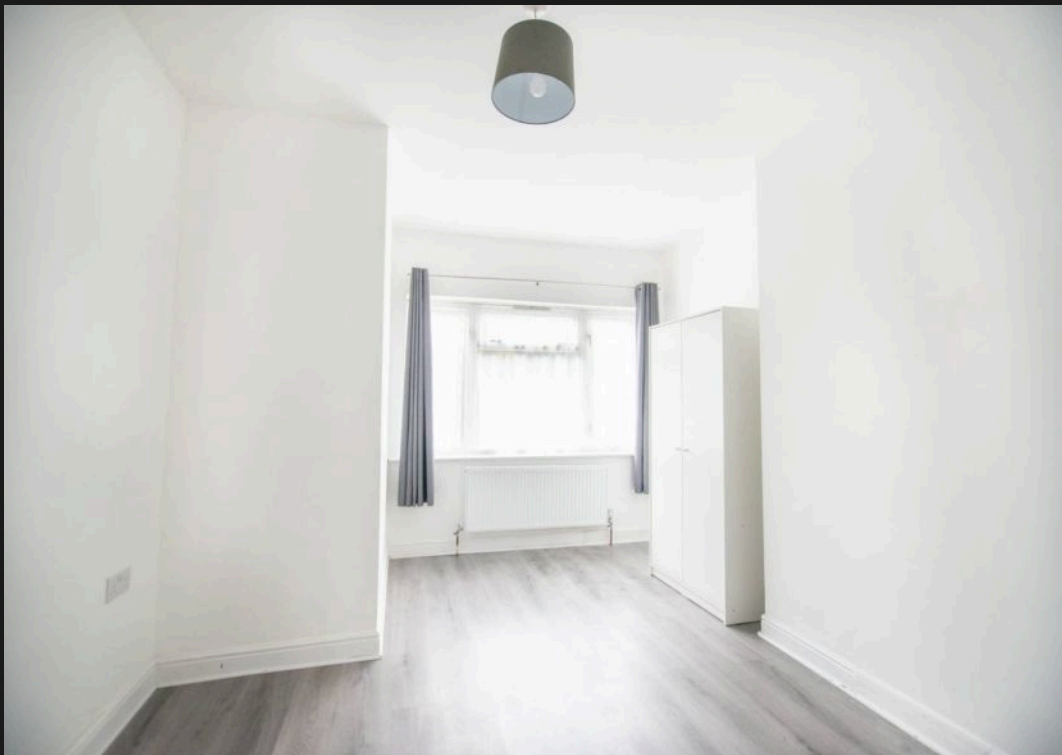
8' 6" x 8' 10" (2.60m x 2.70m)

With laminate flooring, radiator and window.

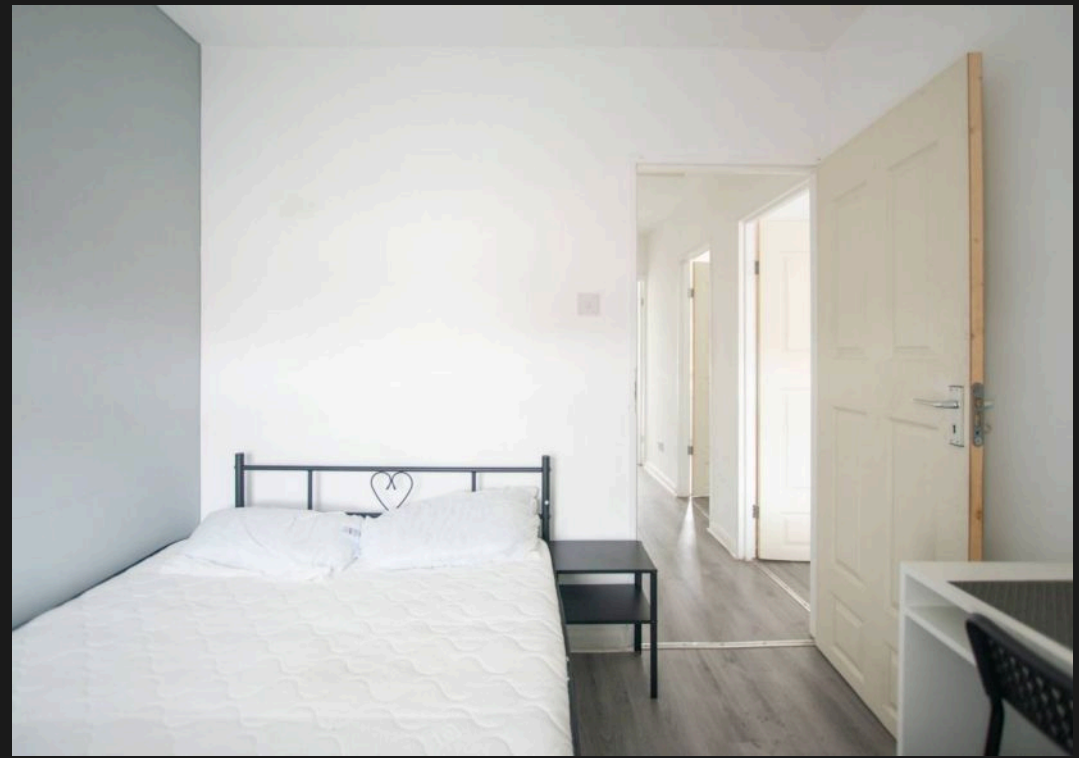
Garden

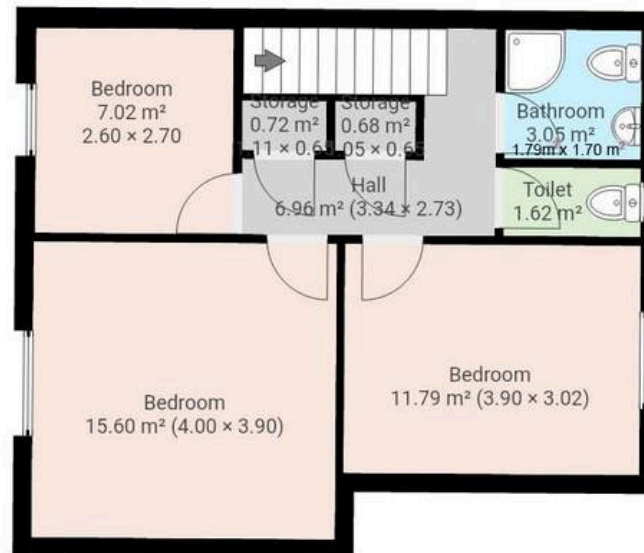
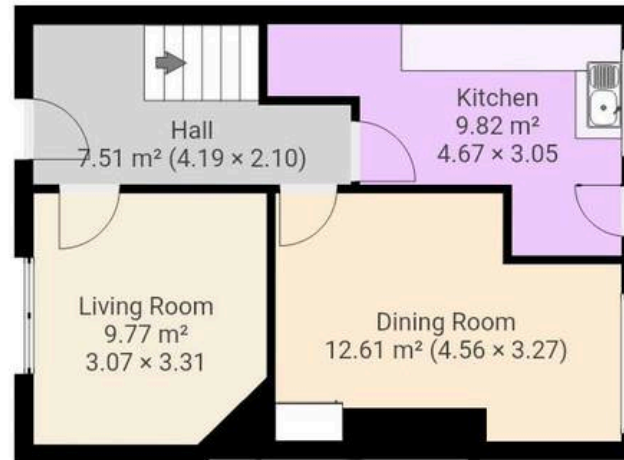
Rear garden with patio area and large lawn.



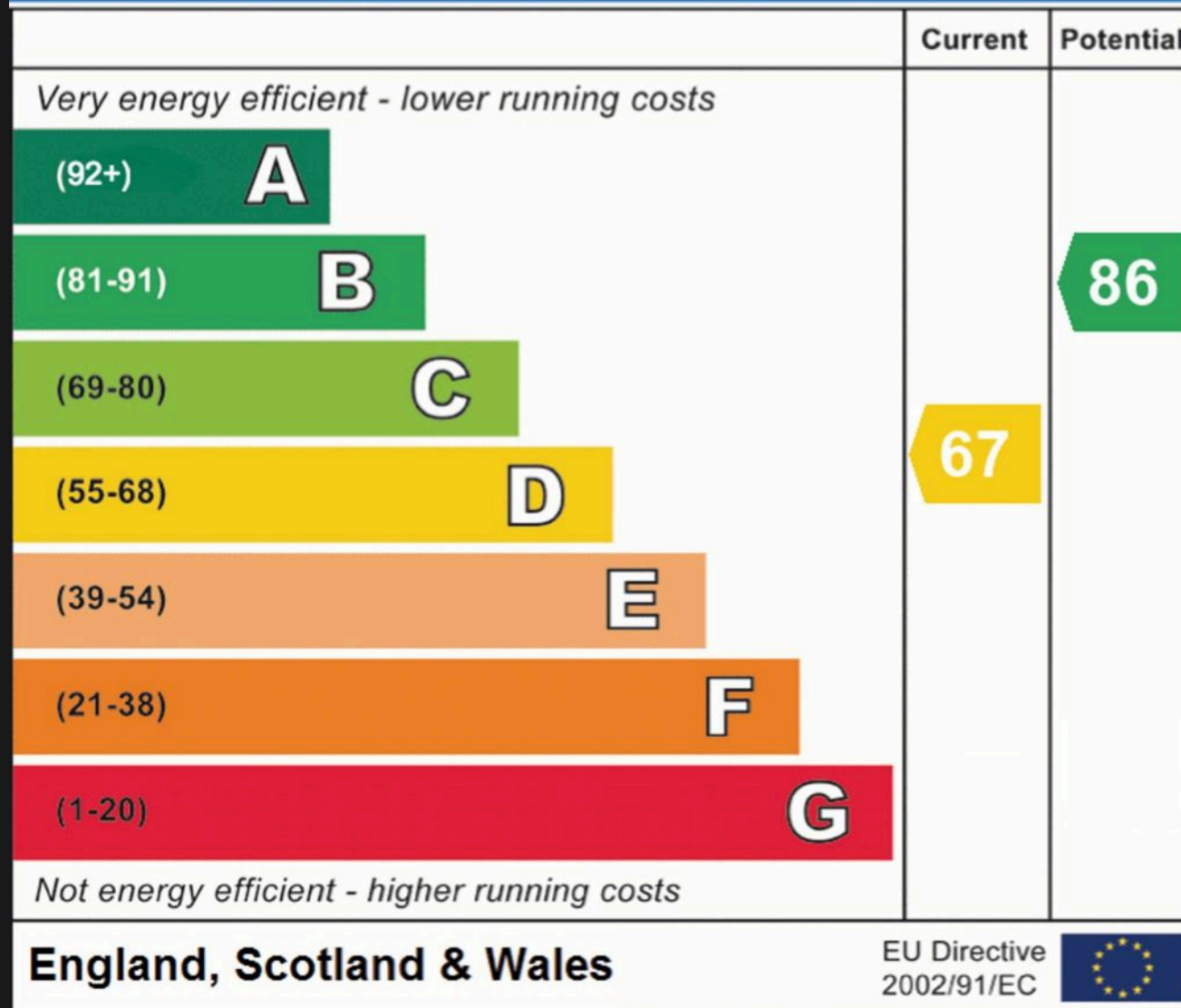








Energy Efficiency Rating



Wigwam

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