



Lake Drive  
Hull

Offers Over £140,000

 **WIGWAM**

# Lake Drive

Hull, Hull

- Newly redecorated
- Detached garage
- Walking distance from East Park
- Close to good schools
- Off-street parking
- Available with no chain

This newly redecorated 3-bedroom semi-detached house boasts three generously sized bedrooms, providing ample inside space with off-street parking and a garage, ensuring both convenience and security.

Despite being recently redecorated, this is an exciting opportunity for those wishing to add their own stamp and increase the value of this perfect family home.

Located within walking distance of all the amenities that Holderness Road has to offer, there are also several schools rated 'Good' by OFSTED.

This property is offered with no chain, providing a smooth transition for first-time buyers, moving families, or investors alike.

For investors, this property offers an annual gross yield of 6.6% at market rent.

Viewing is strongly recommended to appreciate the potential this home offers.





### **Kitchen**

With vinyl flooring, kitchen units and worktops, induction hob and integrated oven, sink and taps, half tiled walls, piping for a washing machine, two windows and an external door.

### **Dining Room**

With vinyl flooring, shelving and storage cupboard, radiator, double doors and window.

### **Lounge**

With carpet, fireplace with mantel piece and hearth, double doors, bay window, radiator.

### **Bathroom**

With vinyl flooring, tiled walls, bath, pedestal sink and taps, toilet, radiator and window.

### **Bedroom 1**

With carpet, storage cupboards, large window, radiator.

### **Bedroom 2**

With carpet and small window.

### **Bedroom 3**

With carpet, shelving and small window.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



## **GARDEN**

Rear garden with lawn and patio area.

## **GARAGE**

Single Garage

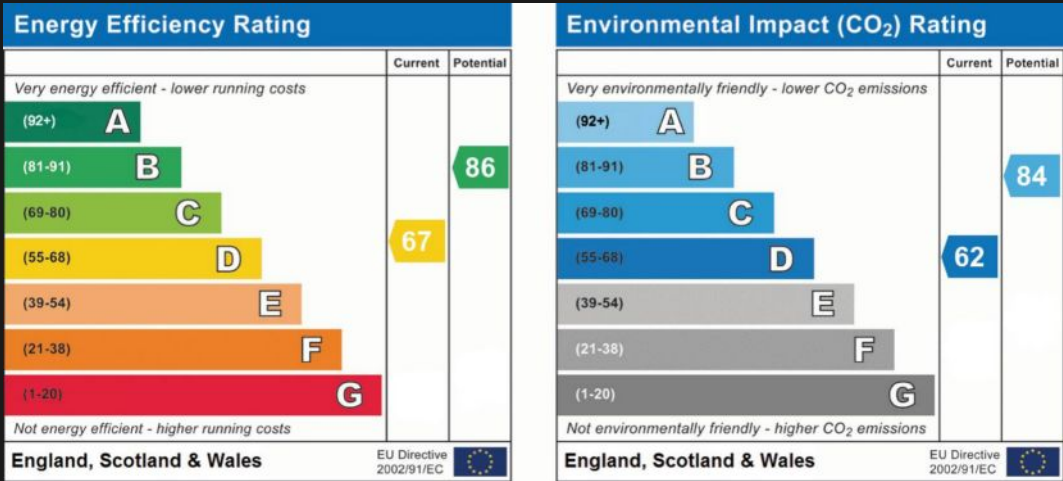
Detached garage to the rear of the garden. Space for one car.

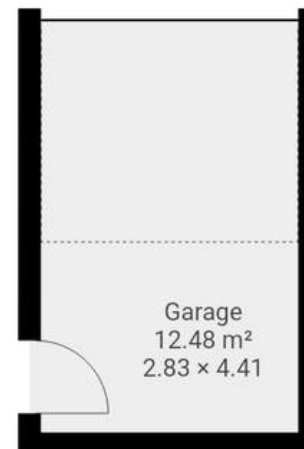
## **DRIVEWAY**

1 Parking Space

Off-street parking to the front of the property.









# Wigwam

Block A, Unit 7B, Flemingate, Beverley - HU17 0NQ

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