



Lonsdale Street, Hull

Offers Over £90,000

 **WIGWAM**

- 2 Bedroom mid-terrace
- Boarded loft with electrics
- Two reception rooms
- Low maintenance rear courtyard
- Rear parking with access via tenfoot
- Underfloor heating in dining room and bathroom

Welcome to this beautifully presented 2-bedroom mid-terraced house that boasts a range of appealing features.

Step inside to discover two reception rooms, with the dining room benefitting from underfloor heating that offer versatile living spaces, perfect for entertaining guests or relaxing with family. This leads to a modern kitchen with integrated appliances, with access to the private rear courtyard.

The upstairs consists of a large bathroom that is equipped with underfloor heating, a spa bath with jet system and a walk in shower cubicle, and two generous sized bedrooms.

The property's boarded loft with electrics provides additional storage space or potential for conversion, adding a touch of functionality to this charming abode.

The low maintenance rear courtyard provides a private outdoor area, and has the added benefit of rear parking accessed via a tenfoot.

Situated conveniently close to local amenities and transport links, this property offers both comfort and practicality.





Dining room

10' 6" x 10' 8" (3.21m x 3.26m)

With tiled floor, anthracite radiator, and large window.

Living room

11' 10" x 13' 9" (3.60m x 4.20m)

With laminate flooring, open plan to the kitchen, anthracite radiator, and window overlooking the rear courtyard.

Kitchen

9' 10" x 8' 2" (3.00m x 2.50m)

With tiled flooring, navy slab style kitchen units, wood effect laminate worktop, integrated oven and gas hob, sink and tap, plumbing for washing machine, tiled walls, window and door to the rear courtyard.

Bathroom

9' 10" x 7' 7" (3.00m x 2.30m)

With tiled flooring, walk in shower, spa bath with side jet system, toilet, two sinks, towel radiator.

Bedroom 1

10' 4" x 13' 5" (3.15m x 4.10m)

With wood flooring, spot lights, anthracite radiator, and windows.

Bedroom 2

11' 6" x 7' 10" (3.50m x 2.38m)

With wood flooring, anthracite radiator, and window over looking the rear courtyard.

Garden

Rear courtyard with access to parking and an outside toilet.

Off street

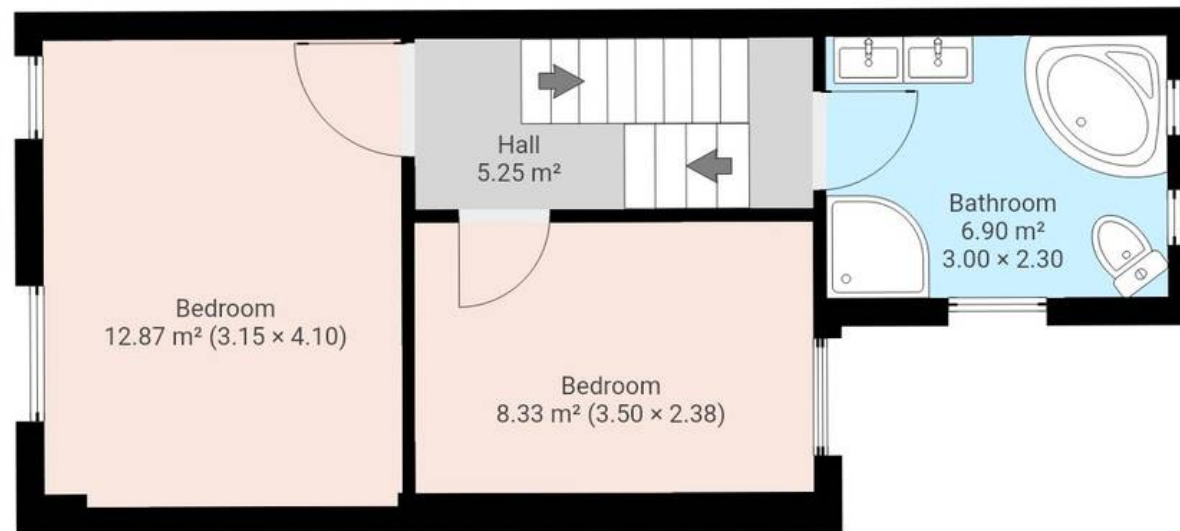
1 Parking Space

Private parking to the rear of the property with access via tenfoot.

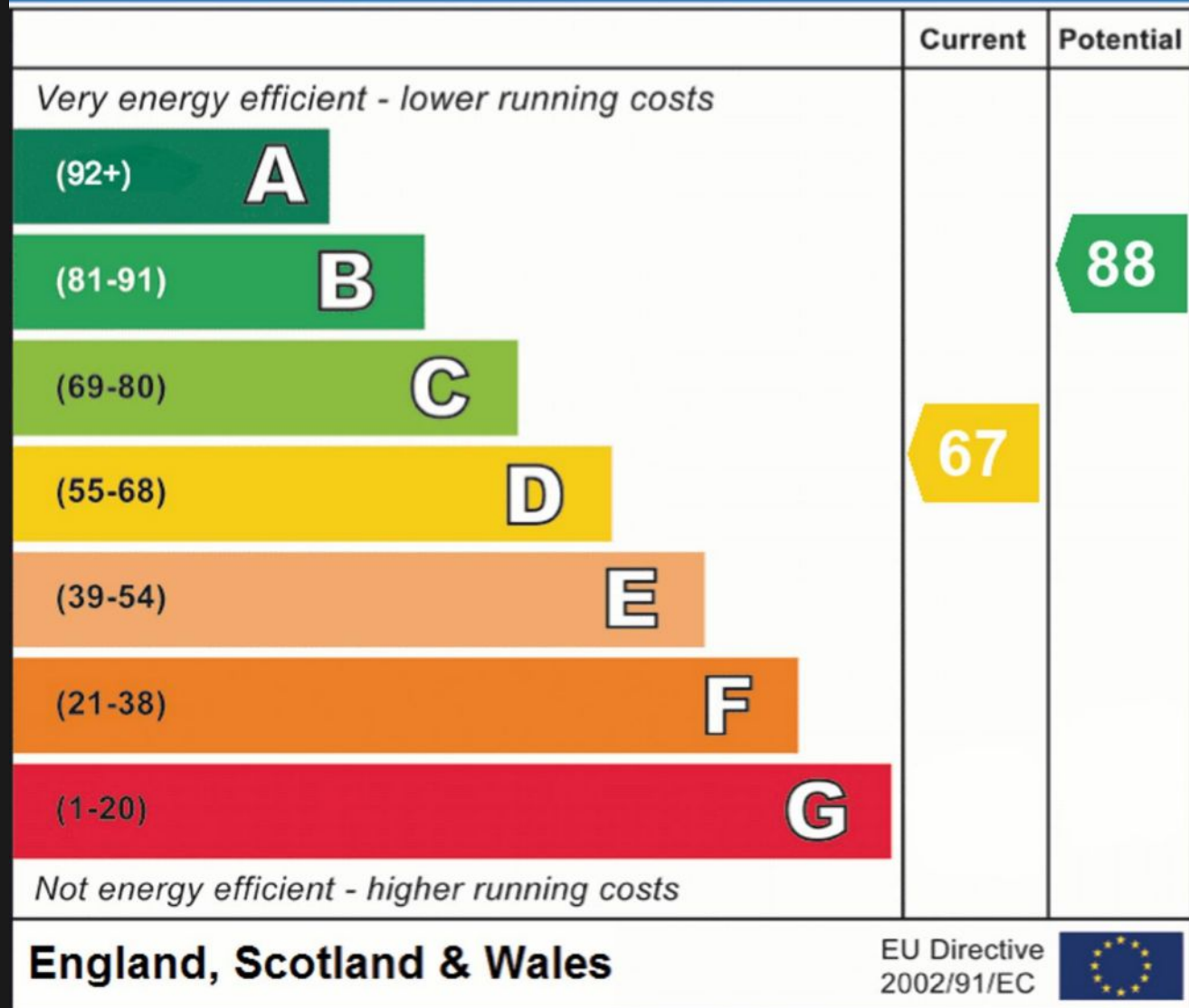








Energy Efficiency Rating



Wigwam

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