



Haltemprice Street, Hull

Offers Over £190,000

 **WIGWAM**



- 3 Bed Semi-detached house
- 3 double bedrooms
- Off-street parking on driveway
- No chain

Welcome to this beautifully presented three-bedroom semi-detached house, offering a harmonious blend of modern style and practical living. Situated in a highly sought-after area, this property is ideally positioned for easy access to local amenities, reputable schools, and excellent transport links, making it the perfect choice for families.

Step inside to discover a welcoming entrance hall that leads to the heart of the home - a spacious and light-filled kitchen and living room, perfect for both relaxing evenings and entertaining guests. The well-equipped kitchen is finished to a high standard, featuring sleek gloss slab-styled units, ample worktop space, and modern integrated appliances, ensuring a practical and stylish environment for every-day cooking.



Upstairs, you will find three generously proportioned double bedrooms, each offering comfort and tranquillity. The primary bedroom is particularly impressive, boasting ample space for a king-size bed, contains built in wardrobes and drawers, and it's own en-suite. The further two double bedrooms are equally well-sized, providing flexibility for family living, guests, or a dedicated home office. The modern family bathroom is tastefully appointed with quality fixtures and fittings.

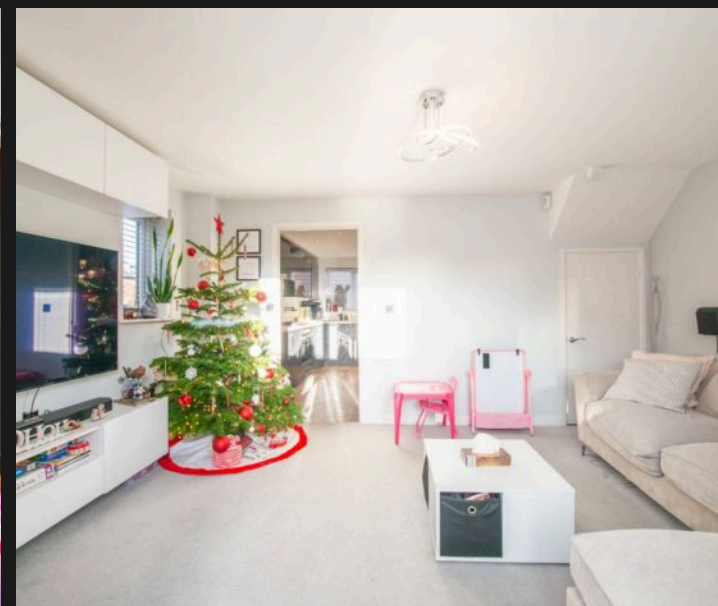
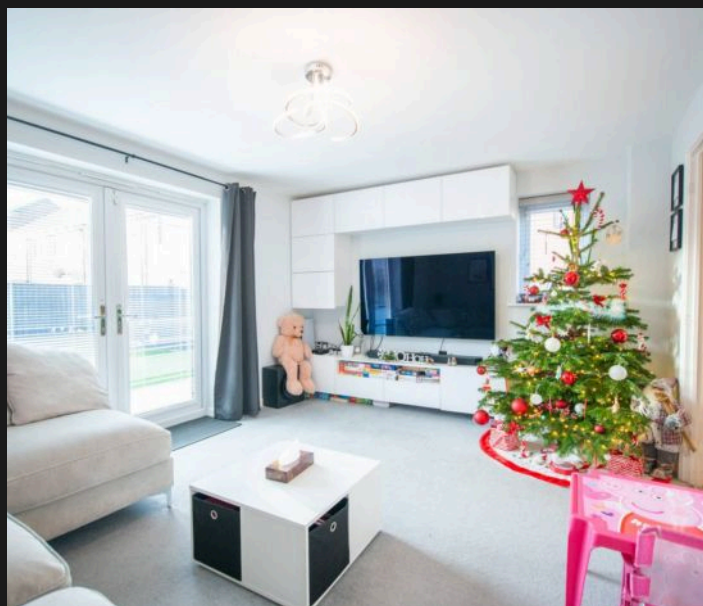
Additional highlights include off-street parking on a private driveway, gas central heating, and double glazing throughout, ensuring year-round comfort and energy efficiency. The property is offered with no onward chain, presenting an excellent opportunity for a straightforward purchase.

This stylish and well-maintained home is ready to move into and enjoy, with neutral décor throughout offering the perfect blank canvas for you to make your mark. Whether you are upsizing, downsizing, or searching for your first family home, this property delivers a wonderful combination of space, style, and convenience.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B







### **Kitchen/diner**

14' 5" x 11' 2" (4.40m x 3.41m)

With tiled floor, gloss units, laminate worktop, integrated appliances such as oven, extractor, fridge freezer and washing machine, sink and tap, arch way to the living room, window, and radiator.

### **Living room**

12' 2" x 15' 1" (3.70m x 4.60m)

With carpet, storage cupboard, built in units, french doors to the rear garden, and radiator.

### **w/c**

5' 5" x 5' 3" (1.65m x 1.60m)

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

### **Bedroom 2**

9' 1" x 14' 10" (2.76m x 4.51m)

With carpet, storage cupboard, large window, and radiator.

### **Bathroom**

5' 7" x 7' 10" (1.70m x 2.39m)

With laminate flooring, bath with tiled surround, toilet, wash basin on pedestal, window, and radiator.

### **Bedroom 3**

10' 2" x 7' 10" (3.10m x 2.40m)

With carpet, window, and radiator.

### **Bedroom 1**

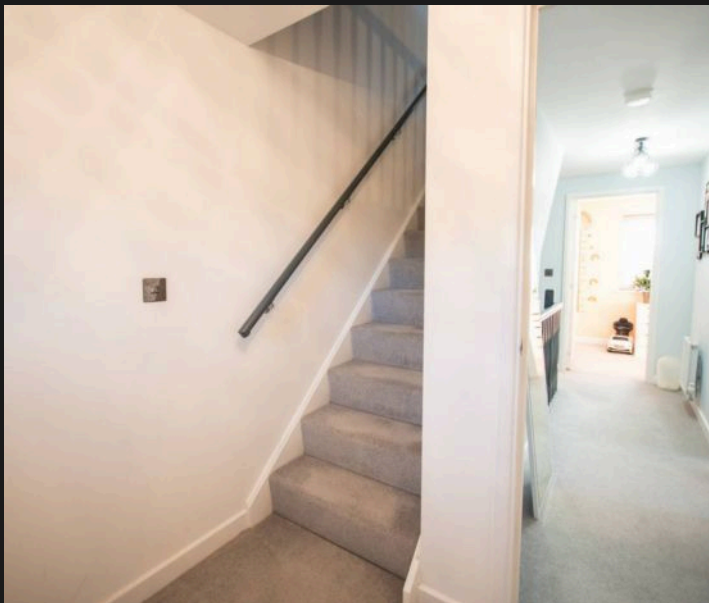
15' 9" x 18' 3" (4.80m x 5.55m)

With carpet, built in drawers and wardrobe, window, and radiator.

### **En-suite**

7' 3" x 5' 7" (2.20m x 1.70m)

With laminate flooring, Velux-style window, shower cubicle, toilet, and wash basin on pedestal.



## GARDEN

Private garden with patio and lawn with storage shed.

## Driveway

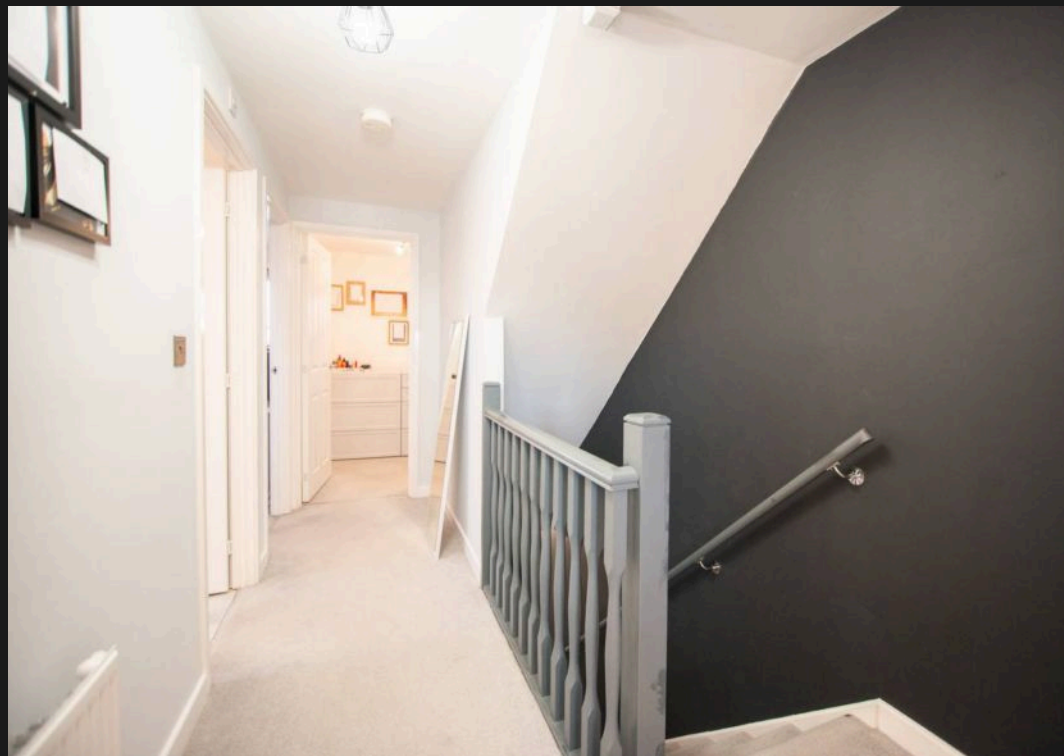
Private drive way to the side of the property with space for 2 vehicles.











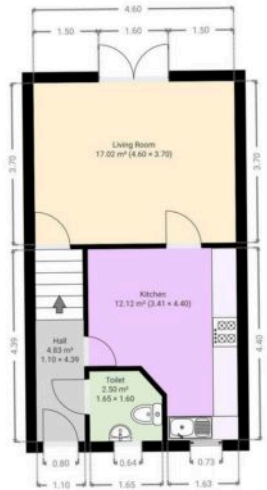






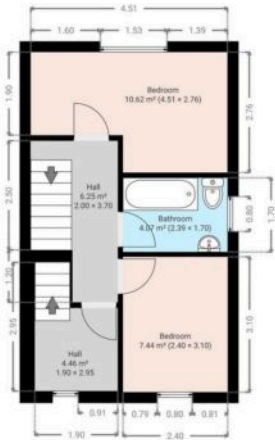
▼ Ground Floor

TOTAL AREA: 36.44 m² • LIVING AREA: 36.44 m² • ROOMS: 4



▼ 1st Floor

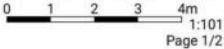
TOTAL AREA: 32.80 m² • LIVING AREA: 32.80 m² • ROOMS: 5



▼ 2nd Floor

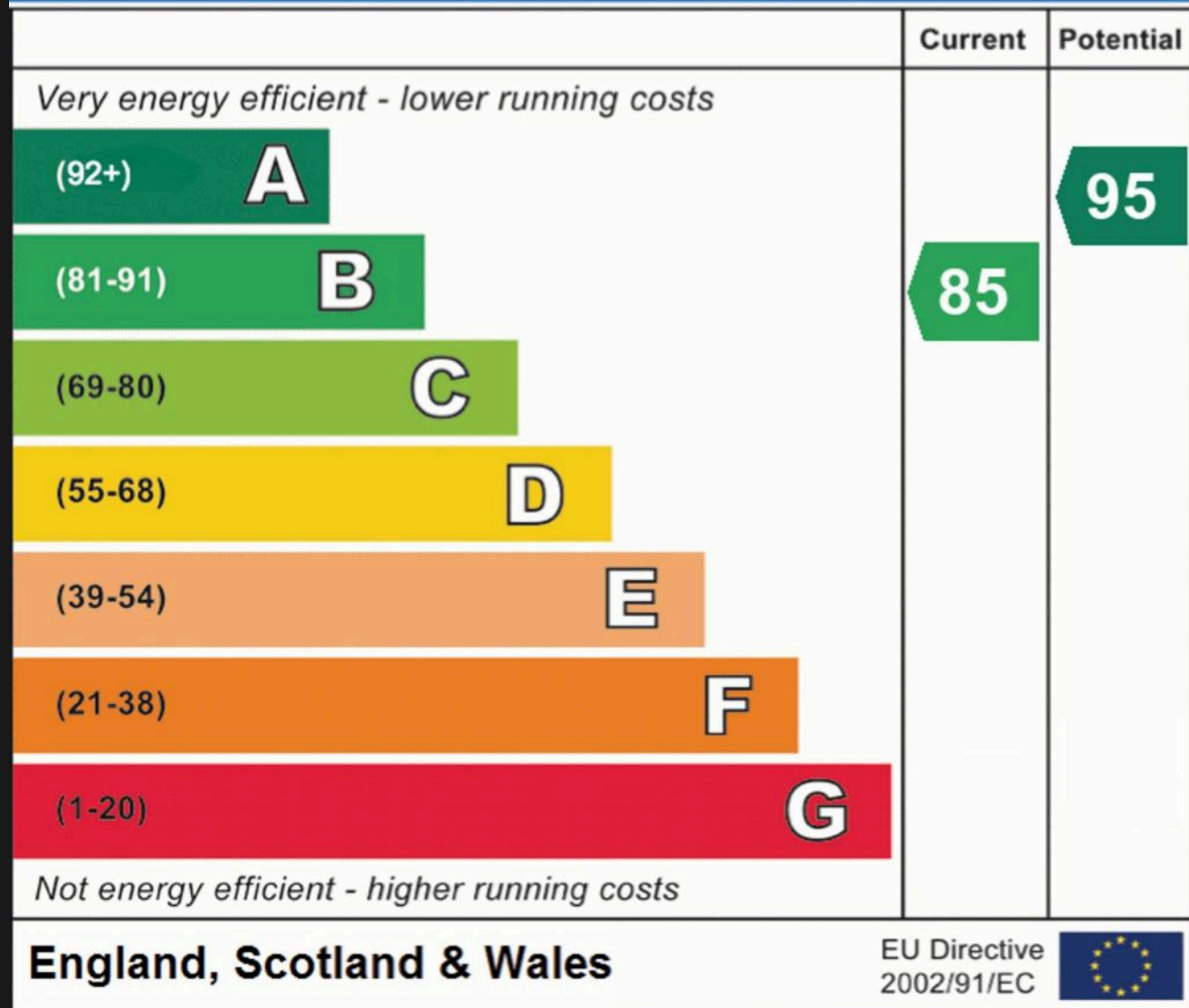
TOTAL AREA: 26.18 m² • LIVING AREA: 26.18 m² • ROOMS: 2

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# Energy Efficiency Rating



**Wigwam**

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