



**Hawthorn Avenue**  
Hull

Guide Price £190,000 – £200,000

**WIGWAM**



- 3 bedroom end terrace
- No chain
- Designated parking to the rear of the property
- 3 double bedrooms
- Recent refurbishment, including flooring and installation of under-floor heating in kitchen

Guide price - £190,000 - £200,000 - Introducing this immaculate three-bedroom end of terrace house, situated in a sought-after location.

Benefitting from designated parking to the rear for multiple vehicles, convenience is at the forefront of this home.

Step inside to discover a well-proportioned layout, with living room, kitchen and W/C on the ground floor. The kitchen also benefitting from a new luxurious tiled floor, with the addition of under-floor heating.

Moving up to the first floor, you will find the family bathroom and two spacious bedrooms, each with their own additional storage, with a third bedroom, with walk in closet and access to the partially boarded loft, and bathroom on the second floor.

The property, presented in pristine condition and offered with no chain, guarantees a hassle-free transition for the new owners and is move-in ready condition.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B





### **Living room**

13' 5" x 14' 9" (4.08m x 4.49m)

With carpet, 2 radiators, and large window.

### **w/c**

With tiled floor, toilet, wash basin, and radiator.

### **Kitchen**

12' 2" x 12' 11" (3.70m x 3.94m)

With tiled and under-floor heating, kitchen units, laminate worktop, tiled backsplash, integrated oven and hob, sink and tap, plinth lighting, and door leading to the rear garden.

### **Bedroom 2**

16' 6" x 11' 0" (5.03m x 3.36m)

With carpet, storage, 2 radiators, and 2 windows.

### **Bathroom**

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

With laminate flooring, bath with shower, sink with vanity unit, radiator, and window.

### **Bedroom 3**

12' 3" x 10' 6" (3.73m x 3.19m)

With carpet, storage room, radiator, and window.



### **Bedroom 1**

11' 10" x 16' 5" (3.60m x 5.00m)

With carpet, large storage room, radiator, and 2 windows.

### **Walk-in wardrobe**

8' 10" x 4' 7" (2.70m x 1.40m)

With carpet, radiator, and access to the loft.

### **Bathroom 2**

5' 3" x 11' 5" (1.60m x 3.48m)

With laminate flooring, shower cubicle, sink with pedestal, toilet, Velux style window, and radiator.



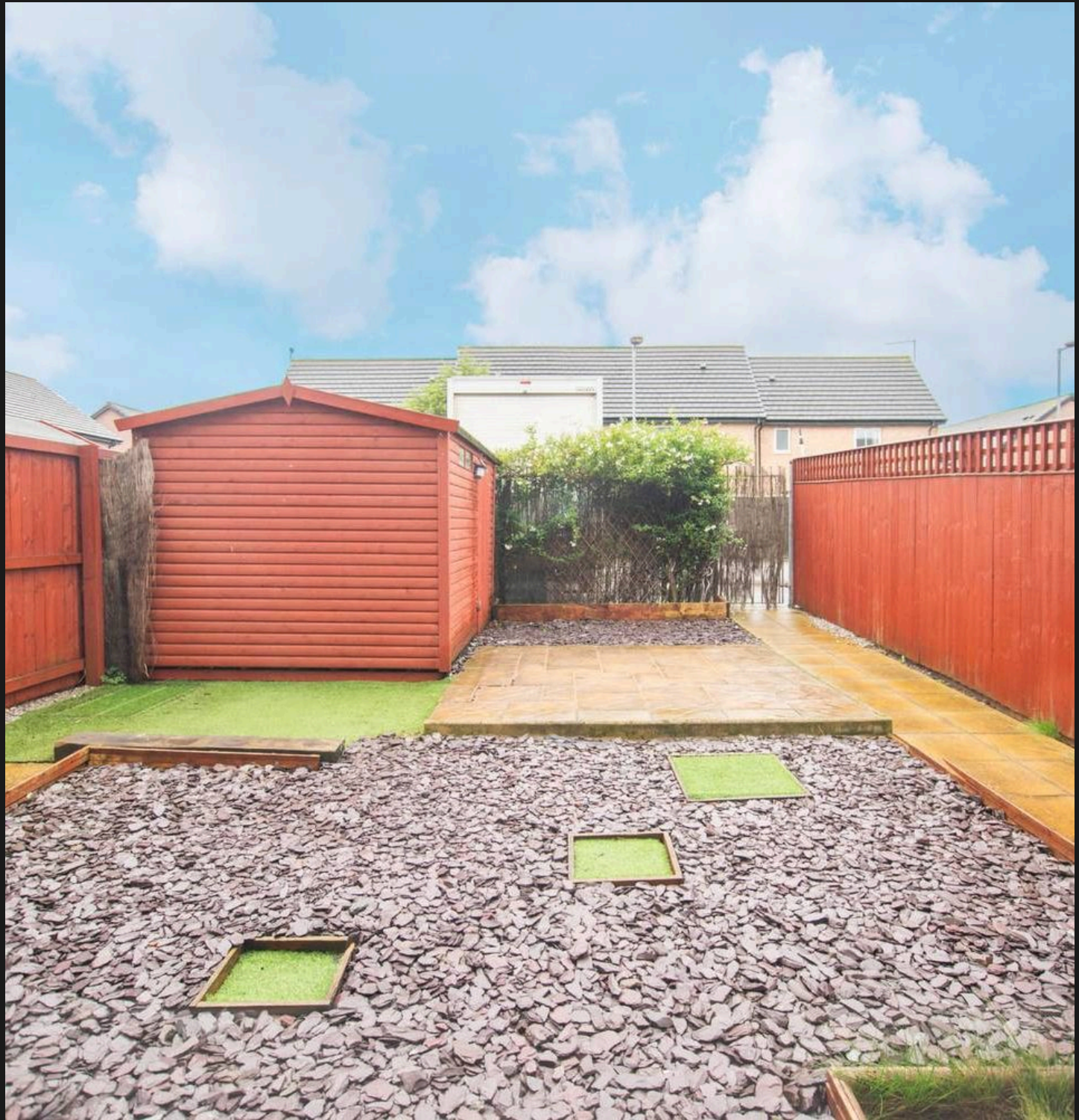
## GARDEN

Large private garden to the rear of the property, leading to designated parking.

### Secure gated

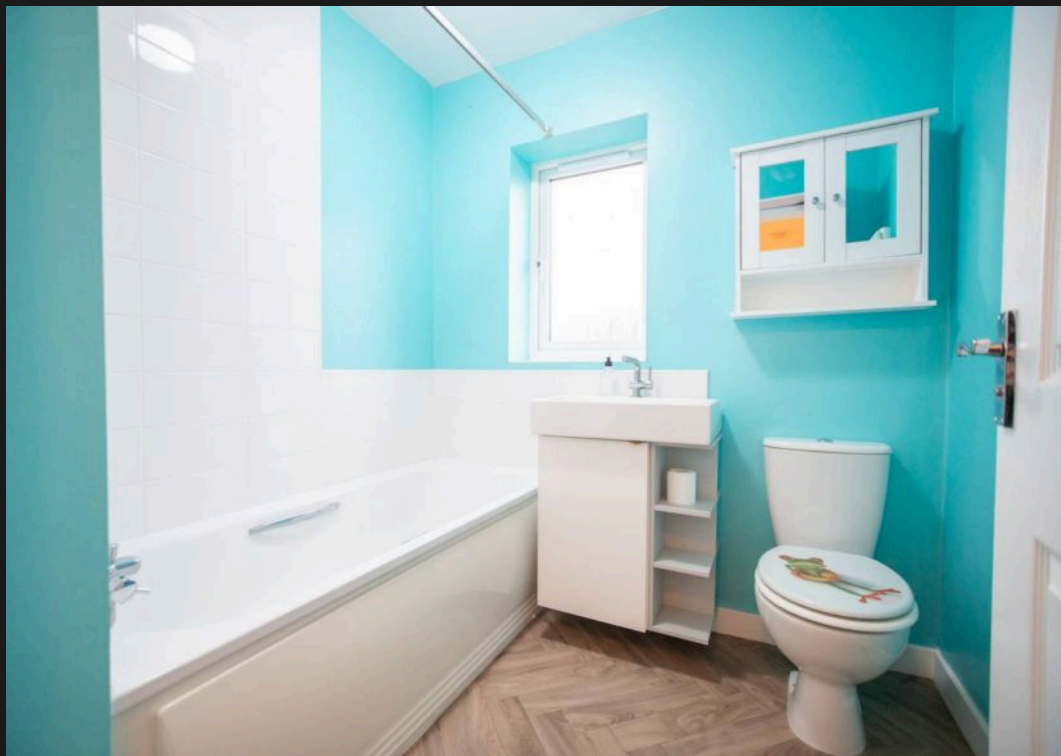
Secure gated parking to the rear of the property for 2 vehicles.

Service Charge: £260.00 per year.













▼ Ground Floor

TOTAL AREA: 38.04 m² • LIVING AREA: 38.04 m² • ROOMS: 4



▼ 1st Floor

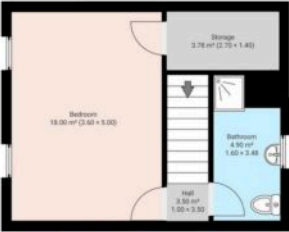
TOTAL AREA: 35.52 m² • LIVING AREA: 35.52 m² • ROOMS: 6



▼ 2nd Floor

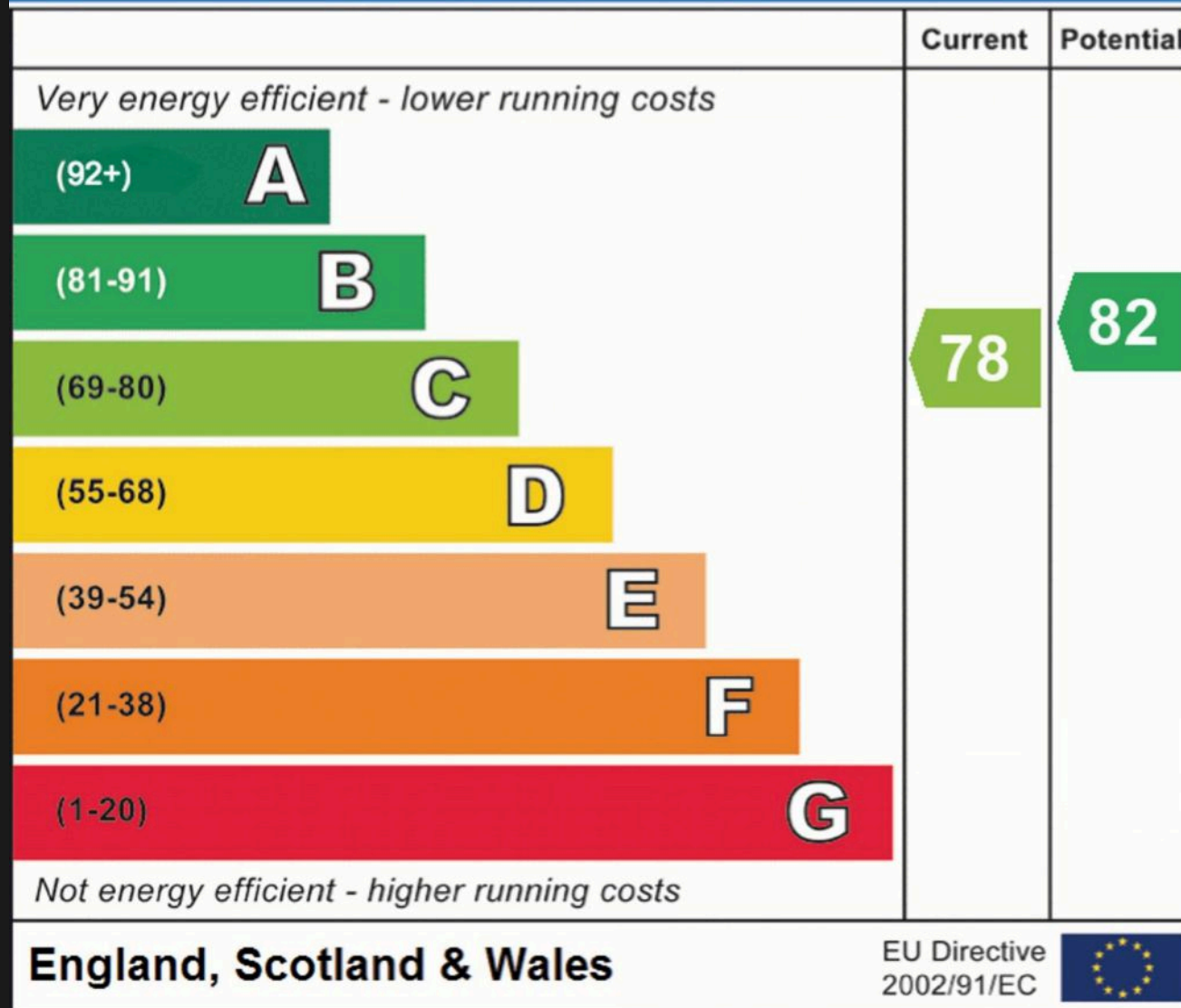
TOTAL AREA: 30.16 m² • LIVING AREA: 30.16 m² • ROOMS: 4

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# Energy Efficiency Rating



**Wigwam**

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