



WIGWAM
HOMES
FOR SALE
50 51 52

Melrose Street, Hull, HU3

Asking Price £110,000











Melrose Street, Hull, HU3

This newly refurbished end-terraced property is now available! Briefly offering entrance hall, lounge/diner and kitchen to the ground floor. 2 bedrooms, bathroom and study to the first floor. Rear yard.

Situated just off Anlaby Road close to local amenities, shops and schools such as St George's Primary School and The Boulevard Academy. There are excellent bus routes to and from the Hull City Centre and surrounding areas such as Anlaby and Hessle. The famous Stadiums of Hull City Football Club and Hull FC Rugby Club are just a short distance walk.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

KEY FEATURES

- End-Terraced
- 2 Bedrooms
- 2 Reception Rooms
- Newly Refurbished
- Large Living Area

DETAILS

Entrance Hall

With carpet flooring, radiator, stairs leading to the first floor and door leading to the lounge/diner.

Lounge/Diner

With carpet flooring, double glazed windows, radiators, storage cupboard, coving finishing, doors leading to the rear yard and kitchen.

Kitchen

With vinyl flooring, laminate work tops, sink/drainage, double glazed window, central heating boiler, space for appliances, radiator, hob, oven, extractor hood and door leading to the rear yard.

Bedroom 1

With carpet flooring, double glazed window, storage cupboard and radiator.

Bedroom 2

With carpet flooring, radiator and double glazed window.

Study

With carpet flooring, radiator and double glazed window.

Bathroom

With vinyl flooring, bath cubicle, shower attachment, wash hand pedestal basin, radiator, WC and double glazed window.

Rear Yard

With patio, fence boundary and access to the rear aspect.

Viewings

Strictly by appointment with selling agents. Please contact Wigwam Homes today to book your viewing.

Fixtures & Fittings

Various fixtures and fittings may be available by separate negotiation and need to be confirmed prior to processing a formal offer.

Free Market Appraisals

We at Wigwam homes are delighted to offer any homeowner a free no obligation valuation on your property. With various packages available with no tie in periods and no sale no fee contracts! Call us now on 01482 505152.

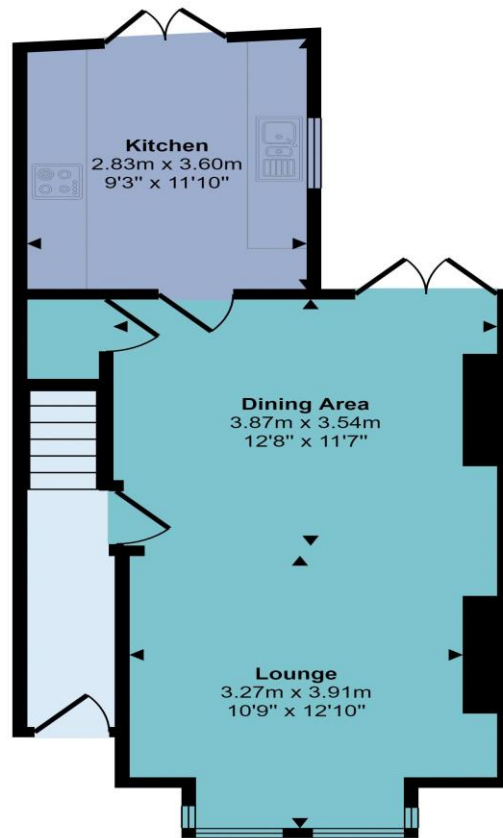
Free Mortgage Consultations

At Wigwam Homes we have our own independent mortgage advisors with access to over 90 lenders. With so many mortgage products on the market, an independent advisor can show you all the various options and help you discover which one is right for you. We can also help with property, income and personal insurances which may need to complete your mortgage application.

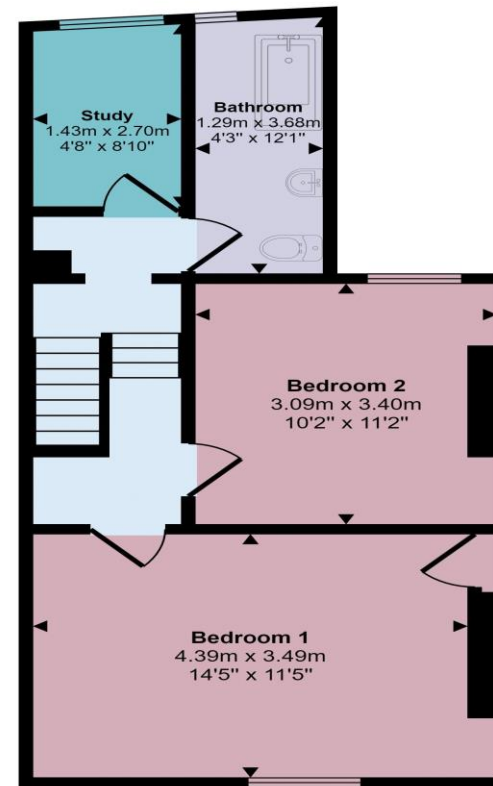
About Us

At Wigwam Homes we take pride in the success we achieve for our clients. Whether it is selling your properties, finding your forever home, searching for a long-term rental investment or looking to profit from onward selling, the Wigwam team is here to guide you through the housing market.

Approx Gross Internal Area
87 sq m / 941 sq ft



Ground Floor
Approx 44 sq m / 469 sq ft



First Floor
Approx 44 sq m / 472 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.