

613 Anlaby Road, Hull, HU3 6SU

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## Elgar Road, Hull, HU4



**Guide Price £125,000 - £130,000**



**CHECK OUT THIS MID-TERRRACED PROPERTY!** Briefly offering lounge, kitchen, utility and conservatory to the ground floor. 3 bedrooms and a bathroom to the first floor. Additionally offering loft room, rear garden and allocated parking.

Located just off Sibelius Road on Elgar Road, there are a multitude of excellent local amenities nearby. Both Rokeby Park Primary School and Sirius Academy West are a few minutes away. There are great transport links around Hull and its surrounding areas.

### Property HIGHLIGHTS

3 Bedroom

Mid-Terraced

Allocated Parking

Loft Room

Conservatory

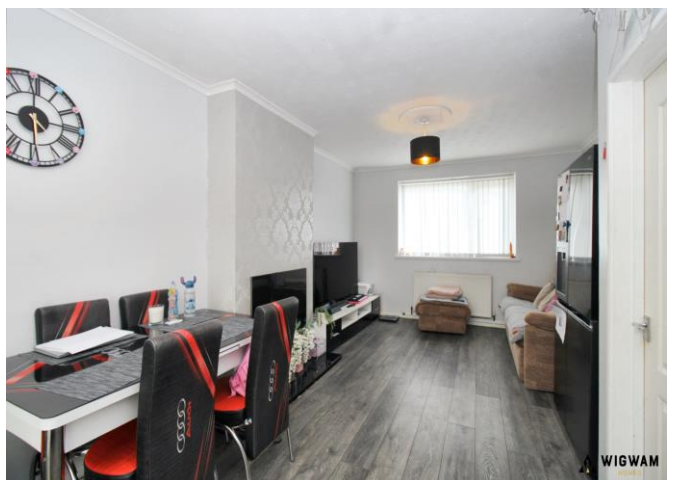
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HOMES



## Property DETAILS

### **Entrance Hall,**

With laminate flooring, stairs leading to the first floor, radiator, double glazed window and door leading to kitchen.

### **Kitchen,**

With tiled flooring, cabinets, oven, hob, double glazed window, radiator, laminate work surfaces, door leading to utility and lounge/diner.

### **Utility Room,**

With tiled flooring, sink/drain, double glazed window, laminate work surfaces, radiator, space for appliances and door leading to rear garden.

### **Lounge,**

Laminate flooring, feature fireplace, radiator, double glazed window, door leading to conservatory and kitchen.

### **Dining area,**

With laminate flooring, double glazed window, radiator, door leading to kitchen and conservatory.

### **Conservatory,**

With laminate flooring, double glazed window, radiator and patio doors leading to the rear aspect.

### **Bedroom 1,**

With carpet flooring, radiator and double glazed window.

### **Bedroom 2,**

With carpet flooring, radiator and double glazed window.

### **Loft Room,**

With carpet flooring, radiator and double glazed window.

### **Bathroom,**

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

### **WC,**

With vinyl flooring, WC and double-glazed window.

### **Rear Garden,**

With decking, access to the rear aspect, fence boundary, shed, patio doors leading to conservatory, door leading to utility and access to shed.

### **Parking,**

With allocated parking for 1 car

### **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 / Property Valuations**

We at Wigwam Homes are delighted to offer any homeowner a FREE no obligation valuation on your property. Call today to book! Interested in selling? We offer zero tie-in periods and no-sale NO-fee! Call us now on 01482 50 51 52 to book a valuation.

### **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 any property, income and personal insurances which you 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.

### **Disclaimer**

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