



Waterdale, Hull, HU7

Asking Price £135,000

















# 16 Waterdale, Hull, East Riding Of Yorkshire, HU7 6DH

WIGWAM HOMES ARE DELIGHTED TO PRESENT THIS SEMI-DEACHED PROPERTY! Briefly offering front porch, lounge, kitchen/diner and conservatory to the ground floor. 3 bedrooms and bathroom to the first floor. Rear garden and driveway with garage to the front aspect.

Located on Waterdale in the sought-after Sutton Park area, situated five minutes from the ring road making it great for commuters. Situated near local amenities such as North Point Shopping Centre, and the Kingswood Retail Park. Popular local schools are close by, and there are excellent transport links around Hull.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

## KEY FEATURES

- Semi-Detached
- 3 Bedrooms
- Driveway & Garage
- Conservatory
- Front Porch

# DETAILS

## Front Porch

With carpet flooring, double glazed window, door leading to lounge and cabinets.

## Lounge

With carpet flooring, radiator, double glazed window, door leading to front porch, feature fireplace, door leading to kitchen/diner and stairs leading to first floor.

## Kitchen/Diner

With tiled flooring, radiator, cabinets, space for appliances, sink/drainage, hob, oven, laminate work surfaces, double glazed window, door leading to lounge and door leading conservatory.

## Conservatory

With tiled flooring, double glazed window and patio doors leading rear garden.

## Bedroom 1

With carpet flooring, radiator, double glazed window and cabinets,

## Bedroom 2

With carpet flooring, double glazed window and radiator.

## Bedroom 3

With carpet flooring, double glazed window and radiator.

## Bathroom

With carpet flooring, double glazed window, radiator, WC, bath tub with shower attachment and pedestal hand wash

basin.

## Rear Garden

With lawn, patio flooring, fence boundary, patio doors leading to conservatory and access to front 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.

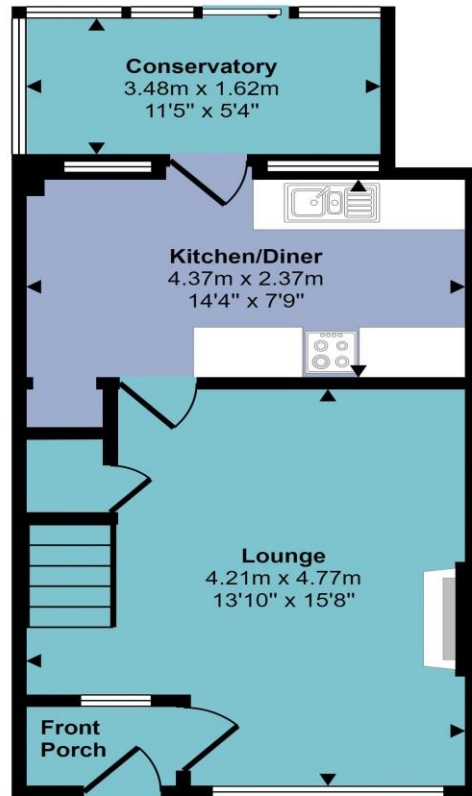
## Free Market Appraisals / Property Valuations

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.

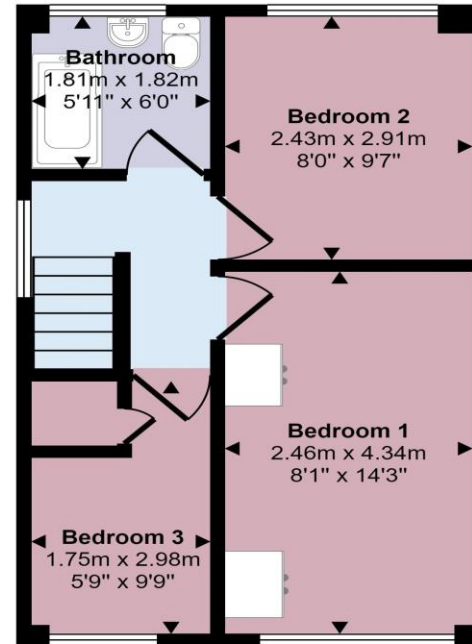
## Free Mortgage Consultations

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.

Approx Gross Internal Area  
70 sq m / 757 sq ft



Ground Floor  
Approx 38 sq m / 410 sq ft



First Floor  
Approx 32 sq m / 347 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.