

613 Anlaby Road, Hull, HU3 6SU

01482 50 51 52

hulloffice@wigwamhomes.co.uk

wigwamhomes.co.uk



**WIGWAM**  
HOMES



## Malham Avenue, Anlaby Common, HU4



**Guide Price £225,000 - £230,000**



3



1



2

This charming semi-detached property in Kingston Upon Hull offers a cosy haven with a spacious lounge, reception room, and a delightful kitchen. The property features three bedrooms, a downstairs WC, and a separate bathroom and WC upstairs. Outside, a driveway and rear garden complete this perfect home, combining comfort, functionality, and charm in a desirable location.

Located on Malham Avenue, just off Anlaby Road, in a peaceful cul-de-sac location with close proximity to a wide variety of shops and amenities available on Calvert Lane and Spring Bank West. Popular schools, such as Acre Heads and Eastfield, are a short distance away. Excellent transport links around Hull and the surrounding areas are available.

### Property HIGHLIGHTS

Semi-Detached

3 Bedrooms

2 Reception Rooms

Downstairs WC

Driveway & Garage

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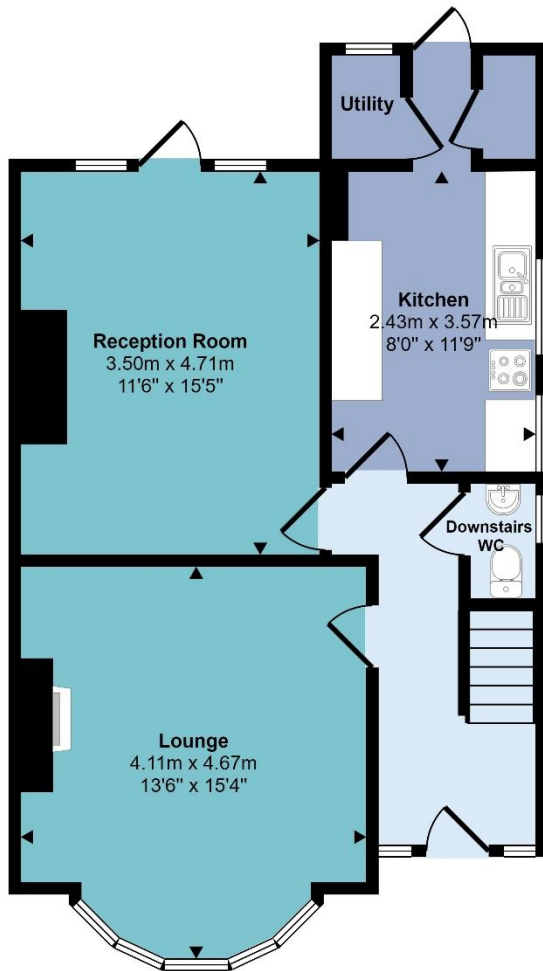


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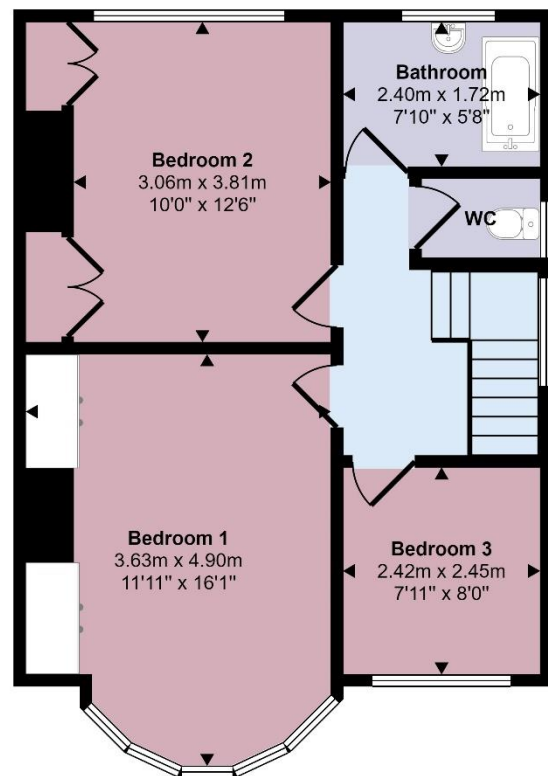




Approx Gross Internal Area  
107 sq m / 1150 sq ft



Ground Floor  
Approx 56 sq m / 608 sq ft



First Floor  
Approx 50 sq m / 541 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.



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## Property DETAILS

### **Entrance Hall,**

With carpet flooring, radiator, double glazed windows, stairs leading to first floor, door leading to lounge, door leading to reception room, door leading to kitchen and door leading to downstairs WC.

### **Lounge,**

With carpet flooring feature fireplace, radiator and double glazed window.

### **Reception Room,**

With carpet flooring, radiator, feature fireplace, door leading to rear garden and double glazed window.

### **Kitchen,**

With vinyl flooring, double glazed windows, cabinets, laminate work surfaces, sink/drainage, space for appliances, hob, oven, door leading to utility room and door leading to rear garden.

### **Utility Room,**

With vinyl flooring, double glazed window, door leading to kitchen and space for appliances.

### **Downstairs WC,**

With tiled flooring, WC, hand wash basin and double glazed window.

### **Bedroom 1,**

With carpet flooring, radiator, double glazed window and fitted wardrobes.

### **Bedroom 2,**

With carpet flooring, radiator, double glazed window and fitted wardrobes.

### **Bedroom 3,**

With carpet flooring, radiator and double glazed window.

### **WC,**

With vinyl flooring, radiator, WC and double glazed window.

### **Bathroom,**

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

### **Rear Garden,**

With patio flooring, lawn, fence boundary, access to front aspect door leading to kitchen, door leading to reception room and access to garage.

### **Parking,**

With driveway to front aspect and garage.

### **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**

Here at Wigwam Homes, we try to ensure that all information in the advertisements is correct. However, we do advise any potential buyers to conduct their own viewing. The Agent has not checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure.



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