

613 Anlaby Road, Hull, HU3 6SU

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**WIGWAM**  
HOMES



## Inglemire Lane, Hull, HU6



**Guide Price £175,000 - £180,000**



3



1



2

WIGWAM HOMES ARE DELIGHTED TO PRESENT THIS END-TERRACED PROPERTY! AN ABSOLUTELY PERFECT FAMILY HOME! Briefly offering, entrance hall, lounge, reception room, kitchen/diner, utility room and downstairs WC to the ground floor. To the first floor there are 3 great sized bedrooms and modern family bathroom. The front of the property boasts a double drive, with access leading to the rear, where there is a spacious rear garden and garage.

Situated down the popular Inglemire Lane, providing access to a variety of local shops and amenities. There are excellent bus routes to and from Hull City Centre and surrounding areas such as Cottingham and Hessle. Well regarded schools such as Hall Road Primary, Endsleigh Primary and St Mary's College are only a short walk away. You are only a stones throw away from the fantastic University of Hull also.

### Property HIGHLIGHTS

End-Terraced

3 Bedrooms

Multiple Reception Rooms

Utility Room

Spacious Rear Garden

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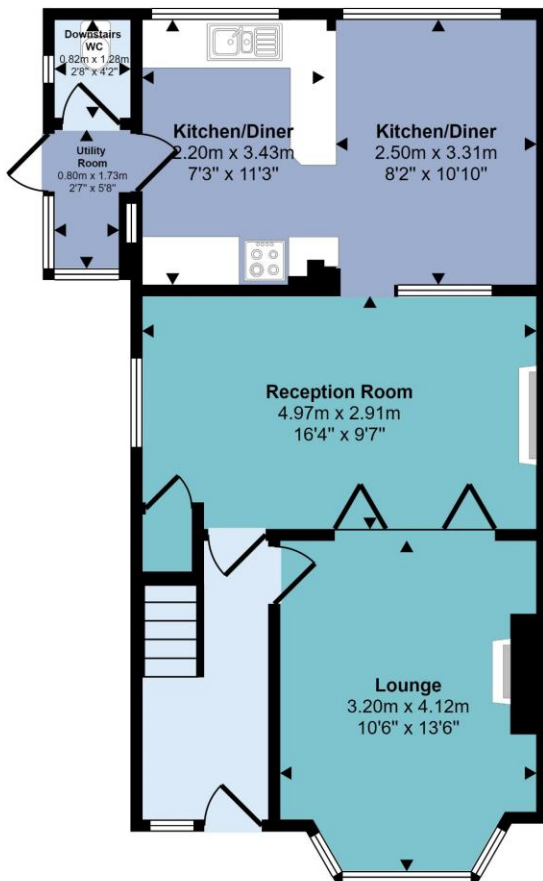
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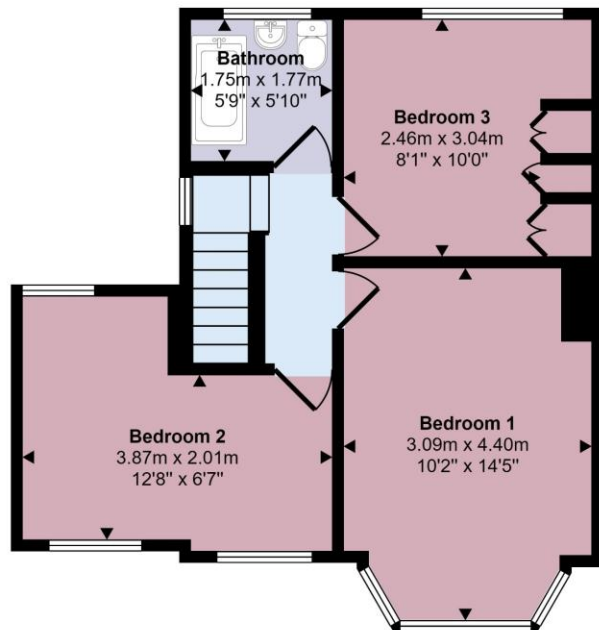
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Approx Gross Internal Area  
95 sq m / 1020 sq ft



Ground Floor  
Approx 53 sq m / 572 sq ft



First Floor  
Approx 42 sq m / 448 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 laminate flooring, radiator, door leading to front aspect, double glazed window, door leading to lounge, door leading to reception room and stairs leading to first floor.

### **Lounge,**

With laminate flooring, log burner, radiator, doors leading to reception room and double glazed window.

### **Reception Room,**

With laminate flooring, radiator, door leading to under stair storage, doors leading to lounge, double glazed window and open arch leading to kitchen/diner.

### **Kitchen/Diner,**

With laminate and vinyl flooring, radiator, double glazed window, space for appliances, cabinets, sink/drainer, laminate worksurfaces, hob, oven, open arch leading to reception room and door leading to utility room.

### **Utility Room,**

With vinyl flooring, door leading to kitchen/diner, double glazed window, door leading to rear garden, door leading to downstairs WC and space for appliances.

### **Downstairs WC,**

With vinyl flooring, WC, door leading to utility room and double glazed window.

### **Bedroom 1,**

With laminate flooring, radiator and double glazed windows.

### **Bedroom 2,**

With laminate flooring, radiator and double glazed windows.

### **Bedroom 3,**

With laminate flooring, radiator, fitted wardrobes and double glazed windows.

### **Bathroom,**

With tiled flooring, towel radiator, vanity hand wash basin, spotlights, WC, bath tub with shower attachment and double glazed window.

### **Rear Garden,**

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

### **Parking,**

Offers a driveway to the 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.

### **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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