

613 Anlaby Road, Hull, HU3 6SU

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## St. Georges Road, Hull, HU3 3QE



**Asking Price £100,000**



This mid-terraced property is a fantastic opportunity for investors. While it does require refurbishment, its layout offers great potential. On the ground floor, you'll find an inviting entrance hall leading to a spacious lounge and a separate dining room. The kitchen, although in need of modernisation, provides a solid foundation for a contemporary cooking space. Upstairs, the property boasts three well-proportioned bedrooms. The bathroom, while functional, could benefit from a stylish update. One of the standout features of this home is the spacious rear garden, which presents an excellent canvas for landscaping or outdoor activities. With no chain involved, this property is ready for a new owner to unlock its full potential!

Situated on St Georges Road just off the vibrant 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.

### Property HIGHLIGHTS

INVESTMENT OPPORTUNITY

NO CHAIN

MID-TERRACED

3 BEDROOMS

FREEHOLD

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## Property DETAILS

### **Entrance Hall,**

With carpet flooring, stairs leading to the first floor, doors leading to the lounge and reception room.

### **Living Area,**

With carpet flooring and double glazed windows.

### **Reception Room,**

With vinyl flooring, double glazed window and door leading to the kitchen.

### **Kitchen,**

With carpet flooring, double glazed windows, sink/drainers, space for appliances and door leading to the rear garden.

### **Bedroom 1,**

With carpet flooring and double glazed windows.

### **Bedroom 2,**

With carpet flooring and double glazed window.

### **Bedroom 3,**

With double glazed window and original wood flooring.

### **Bathroom,**

With bath cubicle, shower cubicle, WC, wash hand vanity basin, carpet flooring and double glazed window.

### **Outside,**

Spacious garden 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 / 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.



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Company number: 08768041

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