



St. Georges Road, Hull, HU3

Asking Price £100,000



















# St. Georges Road, Hull, HU3

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F	28 F	
1-20	G		

## KEY FEATURES

- INVESTMENT OPPORTUNITY
- NO CHAIN
- MID-TERRACED
- 3 BEDROOMS
- FREEHOLD

# 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/drain, 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

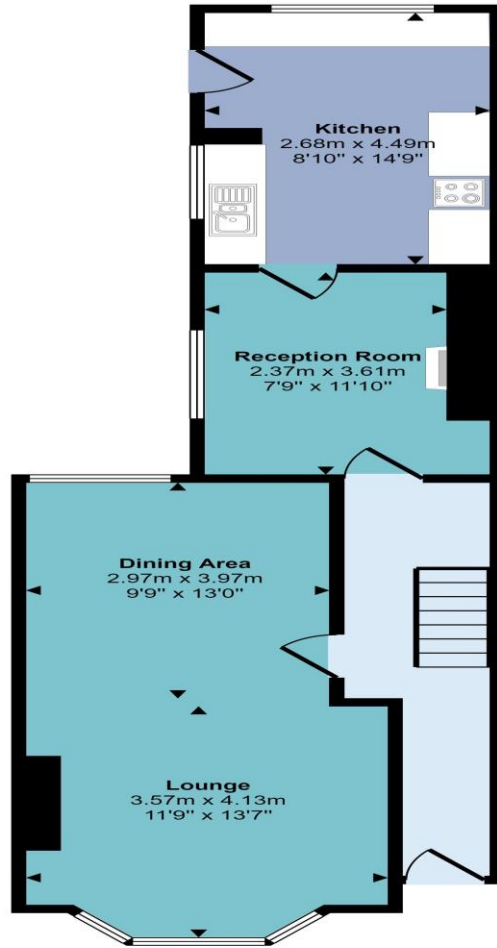
At Wigwam Homes we have our own independent mortgage advisors with access to over 90 lenders. With so many mortgage products on the market, an independent advisor can show you all the various options and help you discover which one is right for you. We can also help with any property, income and personal insurances which you may need to complete your mortgage application.

## About Us

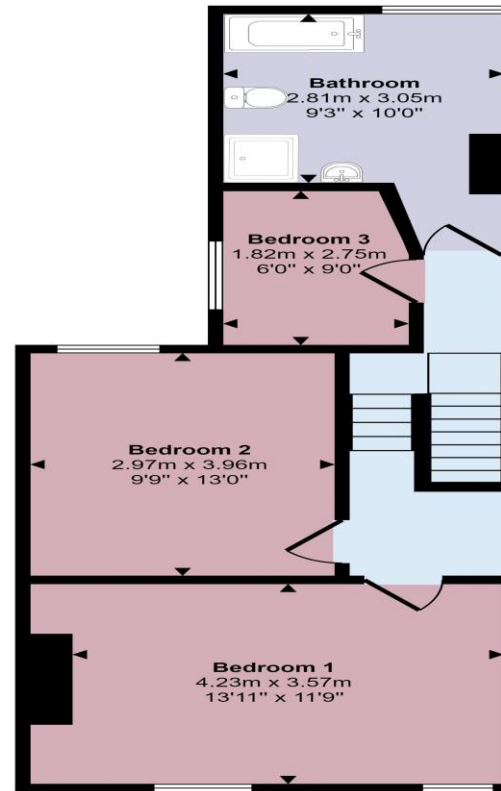
At Wigwam Homes we take pride in the success we achieve for our clients. Whether it is selling your properties, finding your forever home, searching for a long-term rental investment or looking to profit from onward selling, the Wigwam team is here to guide you through the housing market.



Approx Gross Internal Area  
110 sq m / 1189 sq ft



Ground Floor  
Approx 58 sq m / 622 sq ft



First Floor  
Approx 53 sq m / 567 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.