

613 Anlaby Road, Hull, HU3 6SU

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**WIGWAM**  
HOMES



## Nandike Close, Anlaby, HU10



**Asking Price £160,000**



This charming semi-detached property is situated in a desirable village, providing a perfect opportunity for those looking to put their personal touch on a home in a sought-after location. Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious kitchen/diner, ideal for family meals and entertaining guests. The ground floor also features a cozy lounge and a separate dining room, creating ample living space for relaxation and gatherings.

Moving to the first floor, you'll find three well-proportioned bedrooms, offering plenty of room for family or guests, alongside a bathroom that awaits your renovation ideas. The property boasts a large rear garden, providing a fantastic outdoor space for gardening, play, or simply enjoying the fresh air. This semi-detached home presents an exciting refurbishment project in a tranquil village setting, perfect for those looking to create their dream living space.

Situated in the desirable village of Anlaby, best known for its peaceful surroundings and community feel. The neighbourhood features beautiful green spaces, local shops and great transport links to the Hull City Centre and surrounding villages. Additionally offering Anlaby retail park where there is the local Morrisons Superstore, M&S, Pets at Home, Asda Home, Next and many more!

### Property HIGHLIGHTS

Semi-Detached

3 Bedrooms

NO CHAIN

2 Reception Rooms

Spacious Rear Garden

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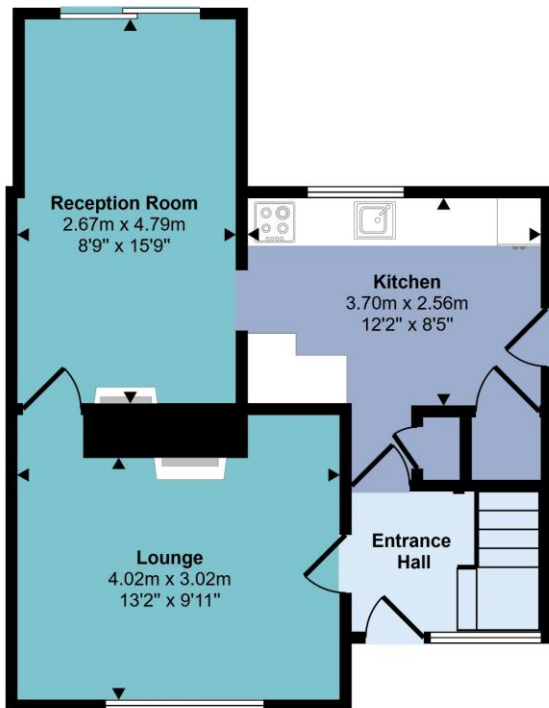


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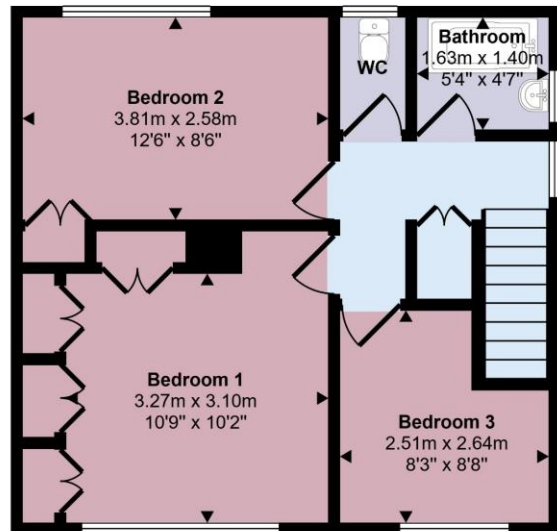




Approx Gross Internal Area  
85 sq m / 918 sq ft



Ground Floor  
Approx 44 sq m / 478 sq ft



First Floor  
Approx 41 sq m / 440 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, door leading to lounge, door leading to kitchen and stairs leading to first floor.

### **Lounge,**

With carpet flooring, radiator, feature fireplace, double glazed windows and door leading to reception room.

### **Reception Room,**

With laminate flooring, radiator, feature fireplace, patio doors leading to rear garden, open arch leading to kitchen and door leading to lounge.

### **Kitchen,**

With tiled flooring, radiator, double glazed window, integrated hob, fan extractor, sink/drainers, cabinets, integrated fridge/freezer and door leading to rear garden.

### **Bedroom 1,**

With carpet flooring, double glazed window and fitted wardrobes.

### **Bedroom 2,**

With carpet flooring, fitted wardrobes and double glazed windows.

### **Bedroom 3,**

With carpet flooring, double glazed windows and fitted wardrobes.

### **WC,**

With laminate flooring, WC and double glazed windows.

### **Bathroom,**

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

### **Rear Garden,**

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

### **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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