



De La Pole Avenue, Hull, HU3

Offers in Excess of £120,000













De La Pole Avenue, Hull, HU3

This mid-terraced property is a perfect opportunity for those looking to put their personal touch on a home in a location close to popular amenities. Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious reception room and lounge, creating ample living space for relaxation and gatherings. The ground floor also features a kitchen and another reception room, ideal for family meals and entertaining guests.

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 also boasts a third floor with 2 bedrooms. The rear garden provides a fantastic outdoor space for gardening, play, or simply enjoying the fresh air. This mid-terraced home presents an exciting refurbishment project, perfect for those looking to create their dream living space.

Located on De La Pole Avenue close to many popular local amenities, such as ALDI and Home Bargains Local popular schools such as St George's Primary and The Boulevard Academy are minutes away. There are plenty of bus routes linking to the Hull city centre and surrounding areas.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	50 E	
21-38	F		
1-20	G		

KEY FEATURES

- **Mid-Terraced**
- **5 Bedrooms**
- **3 Reception Rooms**
- **Freehold**
- **Rear Garden**

DETAILS

Front Porch

With laminate flooring, door leading to front access, door leading to entrance hall and double glazed windows.

Entrance Hall

With laminate flooring, door leading to reception room, door leading to lounge and stairs leading to first floor.

Reception Room 1

With carpet flooring, double glazed windows and radiator.

Reception Room 2

With laminate flooring, radiator, double glazed windows and door leading to kitchen.

Kitchen

With laminate flooring, radiator, double glazed windows, cabinets, sink/drain, door leading to rear garden, door leading to reception room 3, laminate worksurfaces, space for appliances and fan extractor.

Reception Room 3

With laminate flooring, radiator and double glazed windows.

Bedroom 1

With carpet flooring, radiator and double glazed windows.

Bedroom 2

With carpet flooring, radiator and double glazed windows.

Bedroom 3

With carpet flooring and double glazed windows.

Bedroom 4

With carpet flooring and double glazed windows.

Bedroom 5

With carpet flooring, radiator and double glazed windows.

Bathroom

With vinyl flooring, towel radiator, WC, bath tub with shower attachment, vanity hand wash basin and double glazed windows.

Rear Garden

With brick flooring, fence boundary and door leading to kitchen.

Viewings

Strictly by appointment with selling agents. Please contact Wigwam Homes today to book your viewing.

Free Market Appraisals / Property Valuations

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Approx Gross Internal Area
187 sq m / 1685 sq ft



Ground Floor
Approx 70 sq m / 755 sq ft

First Floor
Approx 55 sq m / 595 sq ft

Second Floor
Approx 31 sq m / 335 sq ft

Denotes head height below 1.5m

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.