



**32 National Avenue, Hull, HU5**

**Offers Over £170,000**

















# 32 National Avenue, Hull, HU5

This stunning end-terraced property has been recently refurbished throughout, offering a fresh and modern living space. Upon entering, you'll find a welcoming entrance hall leading to two spacious reception rooms, perfect for both relaxation and entertaining. The modern kitchen/diner is a highlight, featuring contemporary finishes and ample space for family meals.

Upstairs, you'll discover three well-proportioned bedrooms, providing comfortable accommodation for the whole family, along with a stylish family bathroom.

Outside, the property boasts a lovely rear garden, ideal for outdoor activities, as well as a garage and parking for your convenience. With no chain, this home is ready for you to move in and make it your own!

Situated on National Avenue just off the popular Bricknell Avenue in Hull, offering a variety of amenities nearby. You'll find a mix of shops and convenient transport links in the vicinity. For shopping, there are local convenience stores, supermarkets, and retail outlets within easy reach. The well-regarded schools such as Croxby Primary School, Bricknell Primary School, Wyke 6th Form College & Kelvin Hall Secondary School are also close by.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

## KEY FEATURES

- End-Terraced
- 3 Bedrooms
- NO CHAIN
- Recently Refurbished
- Garage

# DETAILS

## Entrance Hall

With double glazed window, laminate flooring, radiator, stairs leading to the first floor, doors leading to the kitchen/diner and living room.

## Living Room

With double glazed windows, log burner, laminate flooring, radiator and door leading to the sitting room.

## Sitting Room

With laminate flooring, radiator and double glazed windows.

## Kitchen/Diner

With laminate flooring, laminate work surfaces, sink/drainage, double glazed windows, extractor fan, hob, oven, space for appliances and door leading to the rear garden.

## Bedroom 1

With double glazed windows, radiator and carpet flooring.

## Bedroom 2

With carpet flooring, radiator and double glazed window.

## Bedroom 3

With carpet flooring, double glazed window and radiator.

## Bathroom

With vinyl flooring, wash hand pedestal basin, WC, double glazed window, radiator, bath cubicle and shower attachment.

## Outside

Outside the property offers a front and rear garden, along with a single garage and parking to the rear aspect.

## 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.

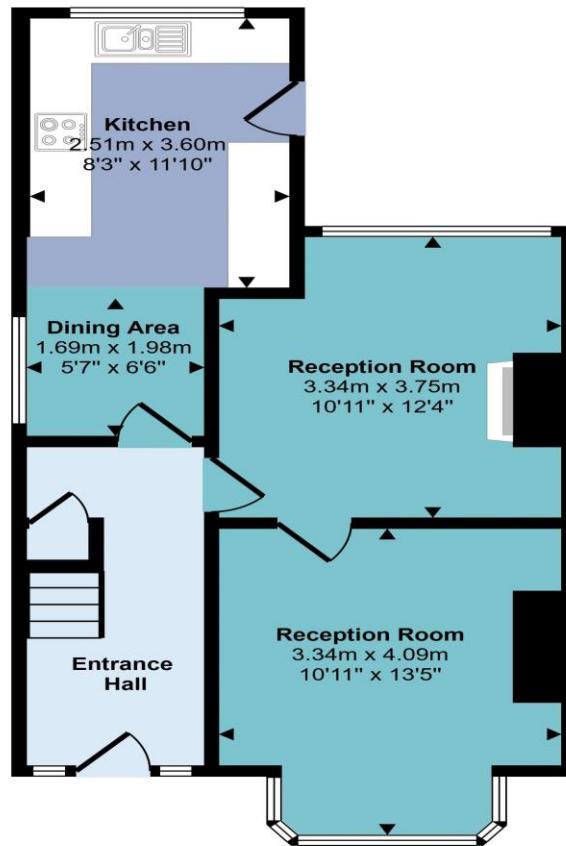
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At Wigwam Homes we take pride in the success we achieve for our clients. Whether it is selling your properties, finding your forever home, searching for a long-term rental investment or looking to profit from onward selling, the Wigwam team is here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

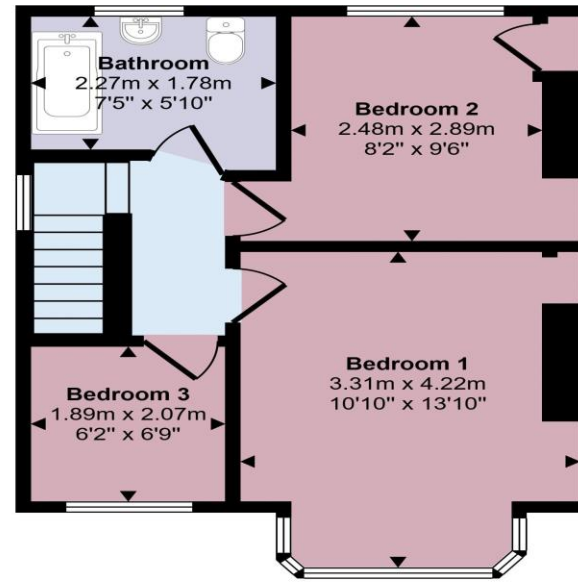
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Approx Gross Internal Area  
83 sq m / 890 sq ft



Ground Floor  
Approx 46 sq m / 500 sq ft



First Floor  
Approx 36 sq m / 391 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.