



Parthian Road, Hull, HU9

Asking Price £90,000















# Parthian Road, Hull, HU9

**SELLING WITH NO CHAIN!** This end-terraced property provides a perfect opportunity for those looking to put their personal touch on a home. Upon entering, you are greeted by a welcoming entrance hall that leads to a lounge, creating an ample living space. The ground floor also features a kitchen and storage room.

Moving to the first floor, you'll find two well-proportioned bedrooms and a bathroom. The property also boasts a rear garden, providing a fantastic space for gardening, play, or simply enjoying the fresh air. The property also offers a driveway and garage.

Situated on Parthian Road, this residential area offers a mix of amenities and a community feel. It's known for its local shops, schools, and parks, making it a convenient place to live. The area provides easy access to essential services and public transportation to the Hull City Centre and surrounding villages, creating a comfortable living environment for residents.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

## KEY FEATURES

- End-Terraced
- 2 Bedrooms
- NO CHAIN
- Driveway/Garage
- Freehold

# DETAILS

## Entrance Hall

With carpet flooring, radiator, double glazed windows, stairs leading to first floor, door leading to front aspect, door leading to kitchen and door leading to lounge/diner.

## Lounge/Diner

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

## Kitchen

With laminate flooring, radiator, double glazed windows, laminate work surfaces, cabinets, sink/drainage, integrated hob, space for appliances, integrated oven and door leading to side aspect.

## Side Aspect

With original concrete flooring, door leading to front aspect, door leading to rear garden and offers 2 storage rooms.

## Bedroom 1

With carpet flooring, radiator and double glazed windows.

## Bedroom 2

With carpet flooring, radiator and double glazed windows.

## Bathroom

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

## WC

With original flooring, WC and double glazed window.

## Rear Garden

With concrete flooring, lawn, fence boundary, door leading to side aspect and door leading to garage.

## Parking

Offers a driveway to the front aspect and a garage

## 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.

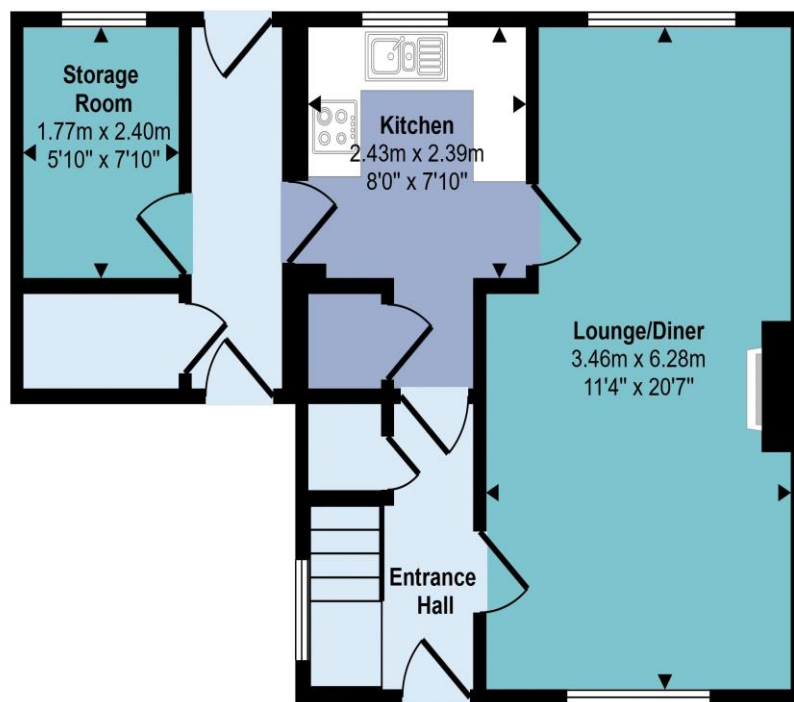
## Free Market Appraisals / Property Valuations

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.

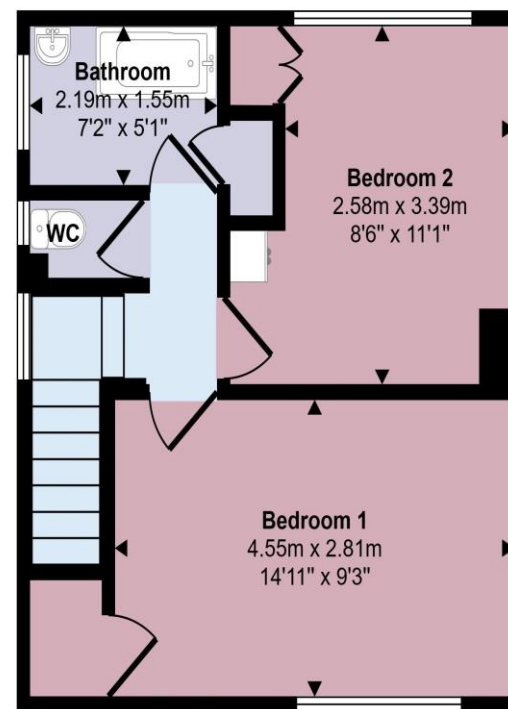
## Free Mortgage Consultations

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.

Approx Gross Internal Area  
81 sq m / 871 sq ft



Ground Floor  
Approx 46 sq m / 491 sq ft



First Floor  
Approx 35 sq m / 380 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.