



Alliance Avenue, Hull, HU3

Asking Price £105,000









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SELLING WITH NO CHAIN! This mid-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 reception room and lounge, creating an ample living space. The ground floor also features a kitchen/diner, ideal for family meals and entertaining guests. It also offers a pantry and downstairs WC.

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.

This property is situated on Alliance 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 also plenty of bus routes linking to the Hull city centre and surrounding areas.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

KEY FEATURES

- End-Terraced
- 2 Bedrooms
- 2 Reception Rooms
- NO CHAIN
- Downstairs WC

DETAILS

Front Porch

With carpet flooring, double glazed windows, door leading to front aspect and door leading to entrance hall.

Entrance Hall

With carpet flooring, radiator, door leading to front porch, door leading to reception room and stairs leading to first floor.

Reception Room

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

Lounge

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

Kitchen/Diner

With tiled flooring, cabinets, laminate worksurfaces, integrated hob, fan extractor, sink/drainage, double glazed windows, integrated oven, space for appliances, radiator, door leading to reception room, door leading to rear garden, door leading to pantry and door leading to downstairs WC.

Downstairs WC

With tiled flooring, radiator, WC and double glazed window.

Bedroom 1

With carpet flooring, radiator, double glazed windows, fitted wardrobes and cabinets.

Bedroom 2

With carpet flooring, radiator, double glazed windows, fitted wardrobes and cabinets.

Bathroom

With vinyl flooring, pedestal hand wash basin, cabinets, double glazed windows, radiator, bath tub with shower attachment, WC, shower cubicle with shower attachment.

Rear Garden

With patio flooring, fence boundary, access to the rear aspect, patio doors leading to reception room and door leading to kitchen/diner.

Viewings

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

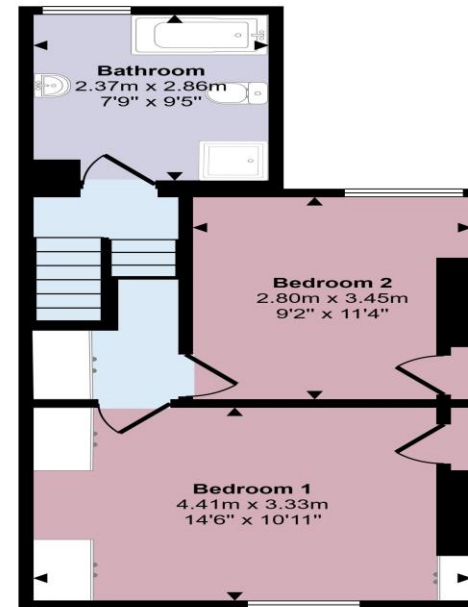
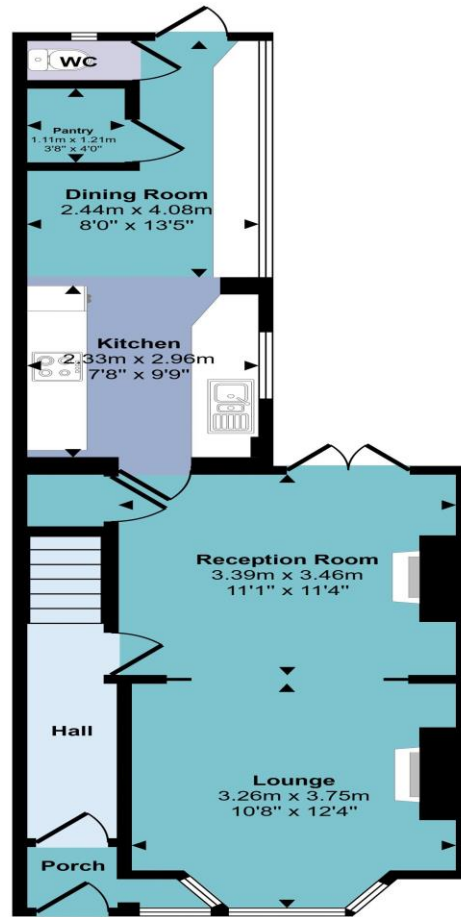
Fixtures & Fittings

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.

Approx Gross Internal Area
86 sq m / 931 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.