



9Th Avenue, Hull, HU6

Guide Price £115,000 - £120,000









# 9Th Avenue, Hull, HU6

This semi-detached 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 for relaxation and gatherings. The ground floor also offers a kitchen, ideal for family meals and entertaining guests. The property also features a downstairs bathroom.

Moving to the first floor, you'll find three well-proportioned bedrooms, offering plenty of room for family or guests. The property boasts a large rear garden, providing a fantastic outdoor space for gardening, play, or simply enjoying the fresh air. There is also a driveway to the front aspect.

Situated on 9th Avenue, just off Greenwood Avenue, this location offers close proximity to amenities such as Farmfoods, Iceland and Tesco Superstore. It also offers great transport links to the Hull City Centre and surrounding villages. Highly regarded schools are also close by such as The Green Way Academy, Endike Academy and St Mary's College.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

## KEY FEATURES

- Semi-Detached
- 3 Bedrooms
- NO CHAIN
- Freehold
- Parking

# DETAILS

## Entrance Hall

With wooden panel flooring, radiator, door leading to front aspect, door leading to bathroom, door leading to lounge and stairs leading to first floor.

## Lounge

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

## Kitchen

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

## Bathroom

With tiled flooring, radiator, WC, bath tub with shower attachment, vanity hand wash basin, double glazed windows, laminate worksurfaces and spotlights.

## Bedroom 1

With laminate flooring, radiator, double glazed windows and fitted wardrobes.

## Bedroom 2

With laminate flooring, radiator, double glazed windows and laminate work surfaces.

## Bedroom 3

With laminate flooring,, radiator and double glazed windows.

## Rear Garden

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

## Parking

Offers a driveway to the front aspect.

## 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.

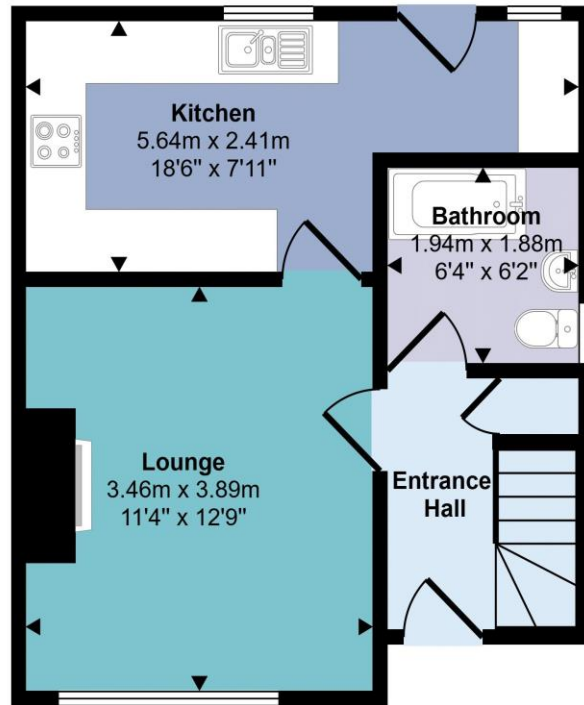
## Free Market Appraisals / Property Valuations

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.

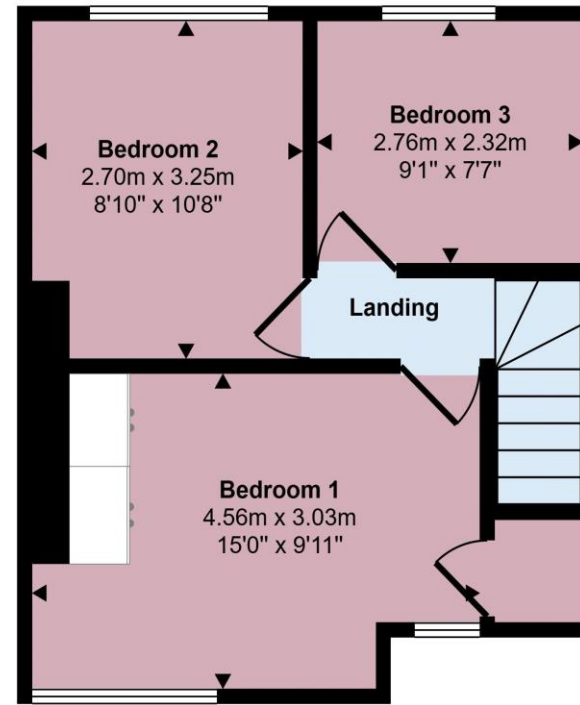
## Free Mortgage Consultations

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  
69 sq m / 746 sq ft



Ground Floor  
Approx 35 sq m / 373 sq ft



First Floor  
Approx 35 sq m / 373 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.