



Perth Street West, Hull, HU5

Guide Price £85,000 - £90,000







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Take a look at this end-terraced property! Perfect for first-time buyers and a great investment opportunity! Upon entering, you are greeted by a lounge, ideal for relaxation and entertaining guests. The downstairs also features a kitchen, perfect for cooking family meals, and a convenient bathroom.

Upstairs, you'll find two bedrooms, offering plenty of room for family or guests. The low-maintenance rear yard provides a space to enjoy the fresh air.

Situated on Perth Street, just off the popular Chanterlands Avenue, this property is within easy reach of a variety of amenities, including restaurants, bars, grocery stores, and more. Excellent transport links provide quick access to Hull City Centre and surrounding villages. Well-regarded schools such as Thoresby Primary School, Kelvin Hall Secondary School, and Wyke Sixth Form College are also nearby.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

KEY FEATURES

- End-Terraced
- 2 Bedrooms
- Freehold
- Close to Amenities
- Downstairs Bathroom

DETAILS

Lounge

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

Kitchen

With laminate flooring, radiator, door leading to rear porch, double glazed windows, sink/drainage, cabinets, space for appliances, fan extractor and stairs leading to first floor.

Rear Porch

With laminate flooring, door leading to kitchen, door leading to rear garden, door leading to kitchen and door leading to storage cupboard.

Downstairs Bathroom

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

Bedroom 1

With carpet flooring, radiator and double glazed windows.

Bedroom 2

With carpet flooring, radiator and double glazed windows.

Yard

With artificial lawn, brick boundary, fence boundary and door leading to rear porch.

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.

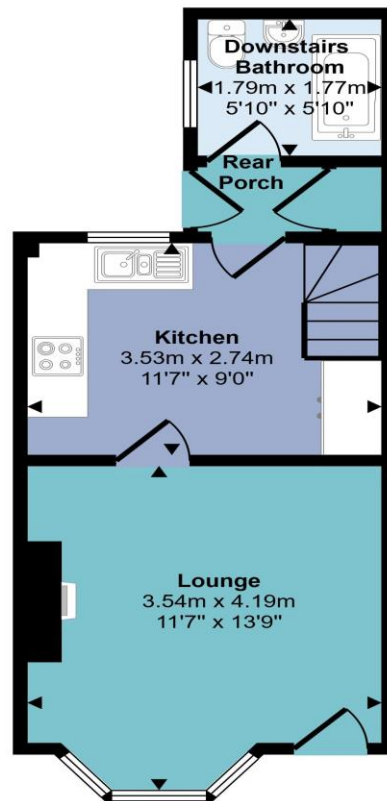
Free Mortgage Consultations

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.

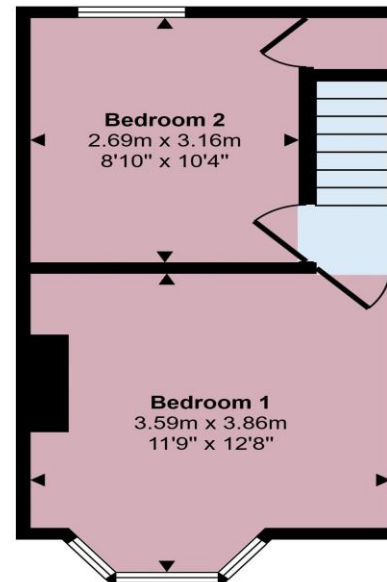
About Us

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.

Approx Gross Internal Area
53 sq m / 575 sq ft



Ground Floor
Approx 29 sq m / 310 sq ft



First Floor
Approx 25 sq m / 265 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.