



West Grove, Hull, HU4

Guide Price £135,000 - £140,000









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This semi-detached property is well-presented throughout, offering the perfect opportunity for those looking to add their personal touch. Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious lounge, ideal for relaxation and family gatherings. The ground floor also features a kitchen, perfect for preparing meals. Additionally, there is a conservatory, creating ample living space.

Moving to the first floor, you'll find two well-proportioned bedrooms, offering plenty of space for family or guests, along with a family bathroom. The property also boasts a rear garden, providing a fantastic outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, there is a driveway to the front, adding convenience.

Situated on West Grove, off Askew Avenue, this property is conveniently located near a range of amenities, including Sainsburys and St Andrew's Quay Shopping Centre, which is only a few minutes drive away. Highly regarded schools are close by also such as Christopher Pickering Primary School and Sirius Academy West. There are also excellent bus routes to and from the Hull City Centre and surrounding areas.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

KEY FEATURES

- Semi-Detached
- 2 Bedrooms
- Driveway
- Conservatory
- Spacious Rear Garden

DETAILS

Front Porch

With laminate flooring, radiator and door leading to lounge.

Lounge

With laminate flooring, radiator, double glazed windows, door leading to under stair storage, door leading to kitchen and stairs leading to first floor.

Kitchen

With laminate flooring, radiator, cabinets, laminate worksurfaces, integrated hob, integrated oven, fan extractor, sink/drainage, space for appliances and doors leading to conservatory.

Conservatory

With laminate flooring, radiator, double glazed windows and patio door leading to rear garden.

Bedroom 1

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

Bedroom 2

With carpet flooring, radiator and double glazed windows.

Bathroom

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

Rear Garden

With patio flooring, lawn, fence boundary, patio doors leading

to conservatory and access to the front aspect.

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.

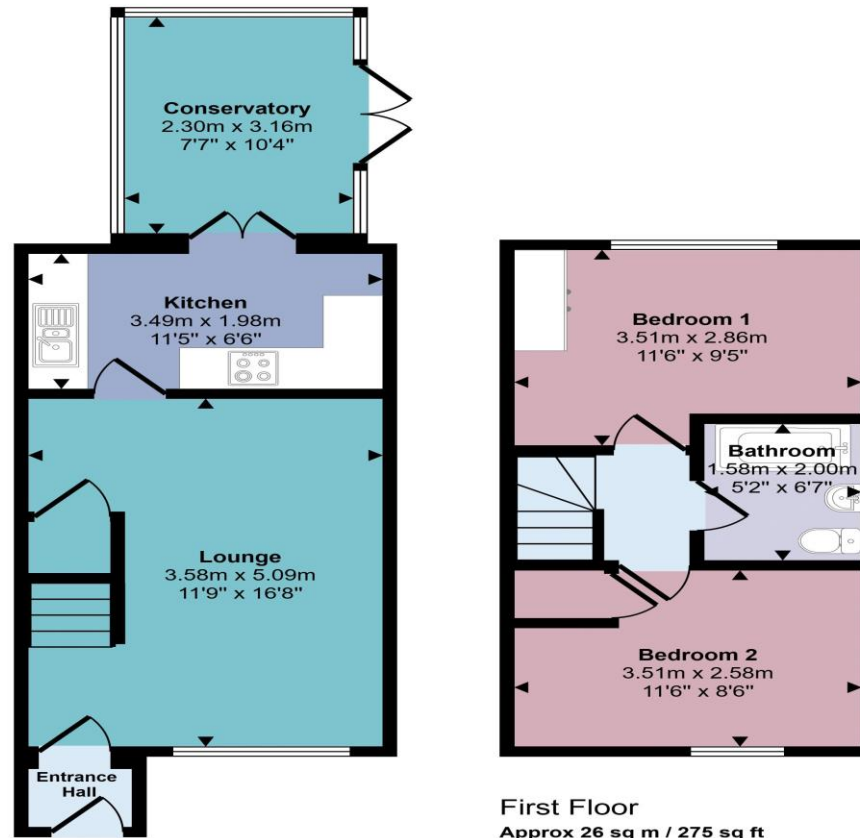
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Approx Gross Internal Area
60 sq m / 651 sq ft



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.