



Topcliffe Garth, Hull, HU7

Guide Price £110,000 - £115,000











Topcliffe Garth, Hull, HU7

SELLING WITH NO CHAIN! This end-terraced property offers the perfect opportunity for those looking to add their personal touch. On the ground floor, the property features a kitchen, ideal for preparing family meals, a lounge perfect for relaxation and gatherings, and a dining room great for family meals and entertaining guests. Additionally, the ground floor includes a handy storage room.

Moving to the first floor, you'll find three well-proportioned bedrooms, offering plenty of space for family or guests, along with a family bathroom. The property also boasts a low-maintenance rear garden, providing a fantastic outdoor space for enjoying the fresh air.

Situated on Topcliffe Garth, this property is conveniently located near an array of amenities, including Home Bargains, Iceland Supermarket, and the popular North Point Shopping Centre. Well-regarded schools, such as Broadacre Primary School and The Kingswood Academy, are just a few minutes away. Additionally, the property benefits from excellent transport links to Hull City Centre and surrounding villages.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

KEY FEATURES

- End-Terraced
- 3 Bedrooms
- 2 Reception Rooms
- NO CHAIN
- Low Maintenance Rear Garden

DETAILS

Kitchen

With laminate flooring, floor to ceiling radiator, double glazed windows, cabinets, space for appliances, fan extractor, spotlights, door leading to storage room and door leading to dining room.

Storage Room

With laminate flooring and double glazed windows.

Dining Room

With laminate flooring, radiator, spotlights, sliding doors leading to rear garden, open arch leading to lounge and stairs leading to first floor.

Lounge

With laminate flooring, radiator and double glazed windows.

Bedroom 1

With carpet flooring, radiator and double glazed windows.

Bedroom 2

With carpet flooring, radiator and double glazed windows.

Bedroom 3

With carpet flooring, radiator and double glazed windows.

Bathroom

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

Rear Garden

With decking, gravel, fence boundary, access to the rear aspect, access to the side aspect and sliding doors leading to dining room.

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.

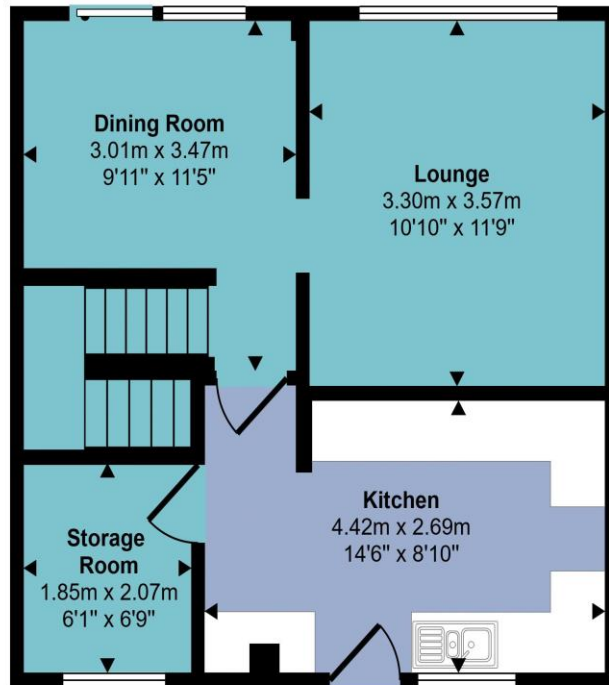
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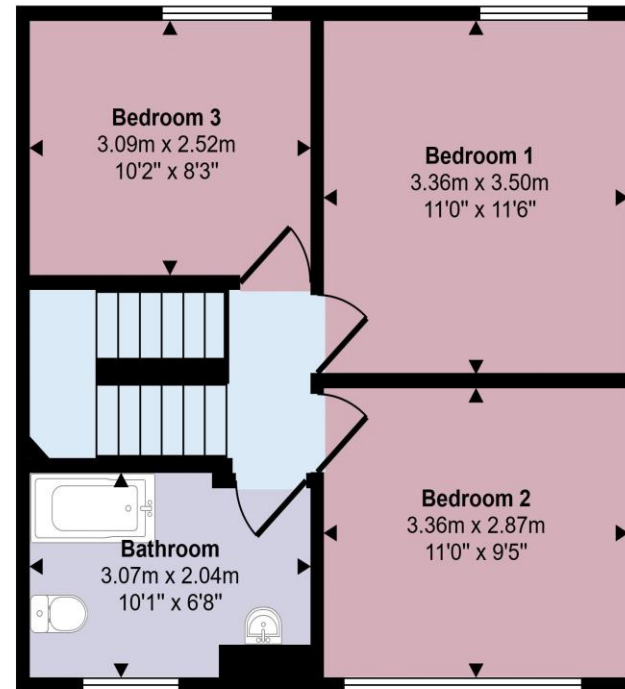
Free Mortgage Consultations

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
84 sq m / 908 sq ft



Ground Floor
Approx 41 sq m / 446 sq ft



First Floor
Approx 43 sq m / 462 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.