



Benedict Road, Hull, HU4

Offers Over £140,000









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Wigwam Homes are proud to present this three-bedroom, mid-terraced property! This is a great opportunity for first-time buyers looking to create their dream living space! On the ground floor, the property features a spacious lounge, perfect for relaxation and entertaining guests, as well as a kitchen, ideal for preparing family meals.

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

Situated on Benedict Road, off Anlaby Park Road South, this property is ideally located near a range of amenities, including Sainsbury's and Aldi. Well-regarded schools such as Christopher Pickering Primary School and Sirius Academy West are also close by. Additionally, there are excellent transport links with regular bus routes to and from Hull City Centre and surrounding areas.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

KEY FEATURES

- Mid-Terraced
- 3 Bedrooms
- Spacious Lounge
- Low Maintenance Rear Garden
- Family Bathroom

DETAILS

Entrance Hall

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

Lounge

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

Kitchen

With tiled flooring, radiator, laminate worksurfaces, integrated hob, integrated oven, cabinets, sink/drain, fan extractor, spotlights, door leading to rear garden and space for appliances.

Bedroom 1

With laminate flooring, radiator and double glazed windows.

Bedroom 2

With laminate flooring, radiator and double glazed windows.

Bedroom 3

With laminate flooring, radiator and double glazed windows.

Bathroom

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

Rear Garden

With patio flooring, artificial lawn, fence boundary, patio doors leading to lounge, door leading to kitchen and access 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.

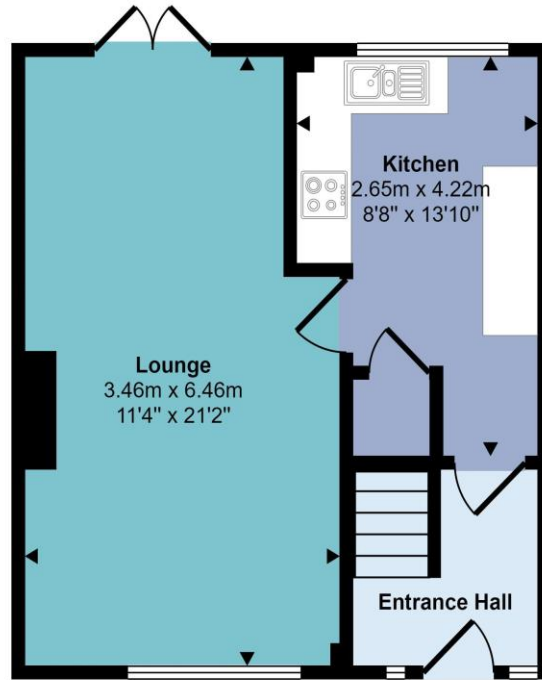
Free Mortgage Consultations

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.

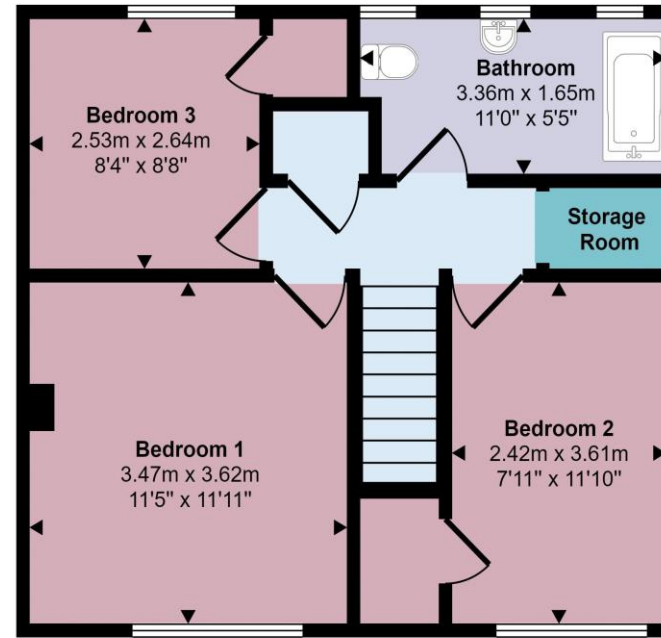
About Us

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
82 sq m / 878 sq ft



Ground Floor
Approx 37 sq m / 393 sq ft



First Floor
Approx 45 sq m / 485 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.