



Tilia Close, Hull, HU4

Asking Price £160,000









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This well-presented semi-detached property is now available, offering the perfect opportunity for first-time buyers or growing families. The ground floor features a spacious lounge and a kitchen. Upstairs, you'll find two well-proportioned bedrooms and a bathroom. Outside, the property boasts a rear garden and allocated parking to the front.

Situated on Tilia Close, off Fuchsia Drive, 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		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

KEY FEATURES

- Semi-Detached
- 2 Bedrooms
- Spacious Lounge
- Rear Garden
- Allocated Parking

DETAILS

Front Porch

With laminate flooring, double glazed windows and doorway leading to lounge.

Lounge

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

Kitchen

With laminate flooring, laminate worksurfaces, cabinets, sink/drainage, integrated hob, integrated oven, space for appliances and patio doors leading to rear garden.

Bedroom 1

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

Bedroom 2

With carpet flooring, radiator and double glazed windows.

Bathroom

With vinyl flooring, towel radiator, WC, pedestal hand wash basin, double glazed windows and shower cubicle with shower attachment.

Rear Garden

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

Parking

Offers a allocated parking 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.

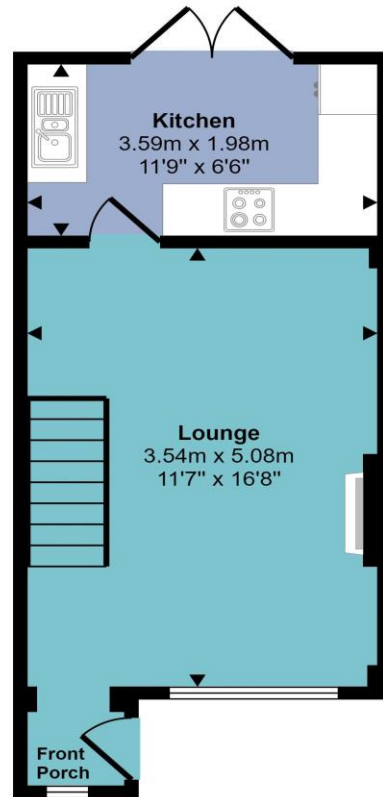
Free Mortgage Consultations

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.

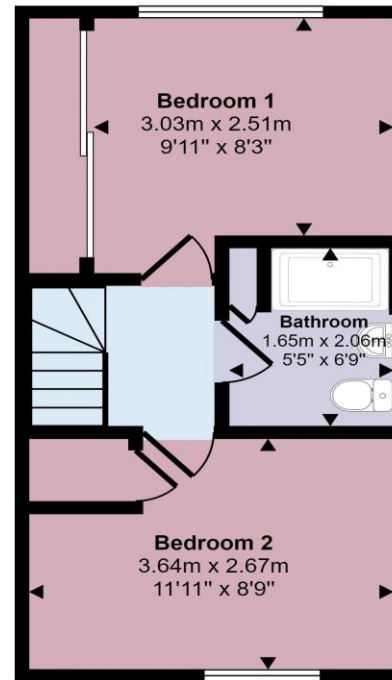
About Us

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
55 sq m / 587 sq ft



Ground Floor
Approx 27 sq m / 289 sq ft



First Floor
Approx 28 sq m / 298 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.