



Melrose Street, Hull, HU3

Asking Price £130,000











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Check out this mid-terraced property, ideal for first-time buyers or growing families! Upon entering, you're greeted by a welcoming entrance hall that leads to a cosy lounge, perfect for relaxation and family gatherings. The ground floor also features a spacious kitchen, perfect for preparing family meals, and a dining room that's great for enjoying meals and entertaining guests. Additionally, there is a convenient downstairs WC.

Moving to the first floor, you'll find three well-proportioned bedrooms, offering ample space for family or guests. The first floor also includes a family bathroom. Outside, the property boasts a rear garden, perfect for gardening or relaxation.

Situated on Melrose Street, just off Anlaby Road, this property is conveniently located near a range of amenities, including ALDI, Home Bargains, Tesco Express, and Heron Foods. Well-regarded schools such as Paisley Primary School and The Boulevard Academy are also nearby. The property benefits from excellent bus routes to and from Hull City Centre, as well as surrounding areas like Hessle, Anlaby, and Willerby. Additionally, just a short walk away, you'll find the KCOM Stadium, home to Hull City AFC and Hull FC.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

KEY FEATURES

- Mid-Terraced
- 3 Bedrooms
- 2 Reception Rooms
- Downstairs WC
- Rear Garden

DETAILS

Entrance Hall

With carpet flooring, radiator, door leading to lounge, door leading to dining room, door leading to downstairs WC, door leading to kitchen and stairs leading to first floor.

Lounge

With hard wood flooring, radiator, double glazed windows and feature fireplace.

Dining Room

With carpet flooring, radiator and double glazed windows.

Kitchen

With laminate flooring, cabinets, laminate worksurfaces, sink/drainage, double glazed windows, radiator, space for appliances, integrated oven, integrated hob, fan extractor and door leading to rear garden.

Downstairs WC

With vinyl flooring, radiator, WC, double glazed window and hand wash basin.

Bedroom 1

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

Bedroom 2

With carpet flooring, radiator and double glazed windows.

Bedroom 3

With carpet flooring, radiator and double glazed windows.

Bathroom

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

Rear Garden

With concrete flooring, gravel, decking, lawn, artificial lawn, fence boundary and door leading to kitchen.

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.

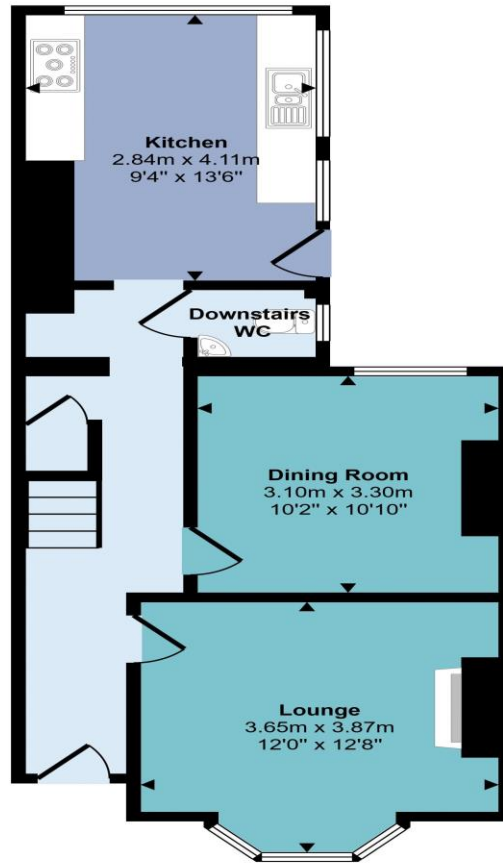
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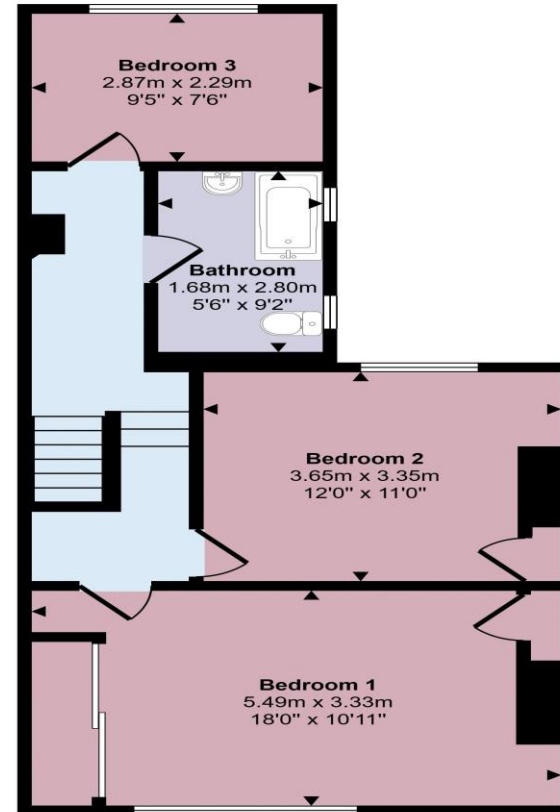
Free Mortgage Consultations

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
100 sq m / 1081 sq ft



Ground Floor
Approx 48 sq m / 522 sq ft



First Floor
Approx 52 sq m / 559 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.