



Kingston Road, Willerby  
Hull

Guide price of £240,000

**WIGWAM**

- 4 Bedroom end-terrace house
- Log burner
- Smeg range cooker
- Loft conversion to additional bedroom
- Large garden with decking area and grass
- Off street parking and garage

Beautifully presented and thoughtfully extended, this impressive four-bedroom end-terrace house offers spacious and stylish living accommodation ideal for modern family life.

Located in a sought-after residential area, the property welcomes you with a warm and inviting atmosphere, combining practical features with tasteful décor throughout.

The heart of the home is the generous lounge, where a charming log burner creates a cosy focal point, perfect for relaxing evenings or entertaining guests.

The contemporary Shaker style kitchen is a true highlight, fitted to a high standard with sleek cabinetry and integrated appliances, including a premium 5-ring Smeg range cooker that will delight any home chef.

The open-plan layout flows seamlessly into the dining area, providing an ideal space for family meals and gatherings.



Upstairs, three well-proportioned bedrooms are complemented by a luxurious family bathroom, finished with quality fittings and modern tiling.

The property further benefits from a stunning loft conversion meeting building regulations to offer a spacious fourth bedroom that could also serve as a versatile home office or guest suite, allowing flexibility to suit your lifestyle needs.

Additional advantages include off-street parking and a private garage, ensuring convenience and peace of mind, and a large garden with additional decking area.

With its high standard of finish, practical amenities, and welcoming ambience, this home is ready to move into and enjoy.

Situated close to excellent local schools, shops, and transport links, it provides the perfect balance of peace and accessibility for busy families or professionals alike.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





### **Living room**

With wood flooring, log burner, radiator, and bay window.

### **Dining room**

With wood flooring, radiator, and French doors to the rear garden.

### **Kitchen**

With tiled flooring, shaker style kitchen units, solid wood worktops, 5 ring Smeg gas range cooker with 3 oven compartments, free standing extractor fan, integrated dishwasher, plumbing for washing machine, 1.5 bowl sink with tap, tiled splash back surround, radiator, and 2 windows.

### **Bedroom 1**

With carpet, radiator, and bay window.

### **Bedroom 2**

With carpet, radiator, and window.

### **Bathroom**

With laminate flooring, tiled wall, bath with shower, wash basin on pedestal, toilet, towel radiator, and frosted window.

### **Bedroom 3**

With carpet, radiator, and window.

### **Bedroom 4**

Loft conversion with carpet, radiator, and 2 Velux style windows.

### **Garage**

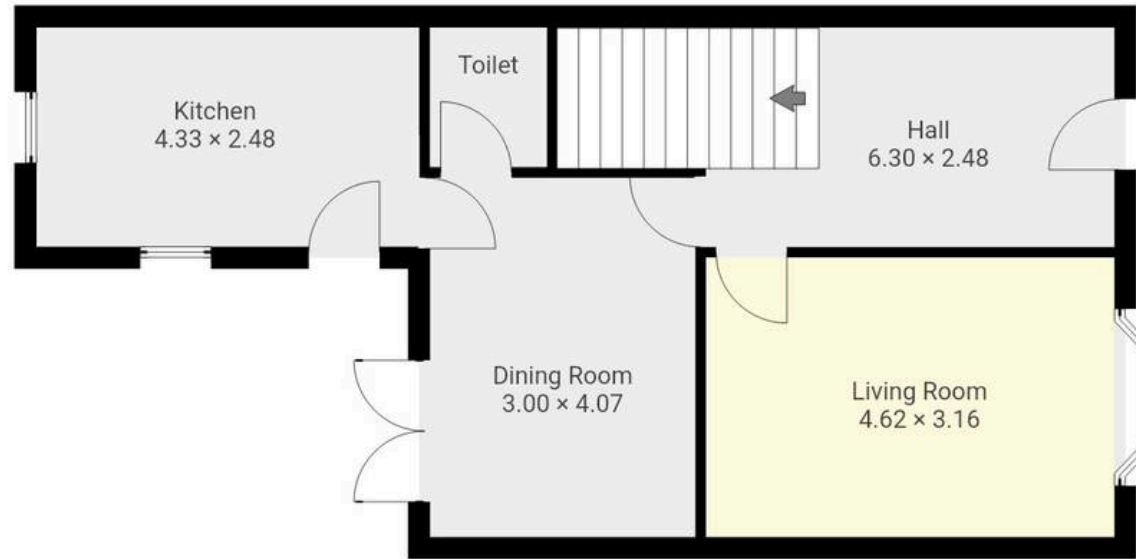
Single Garage

Garage with access via 10-foot.











# Wigwam

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