



Stirling Street
Hull

Guide Price £110,000 – £120,000

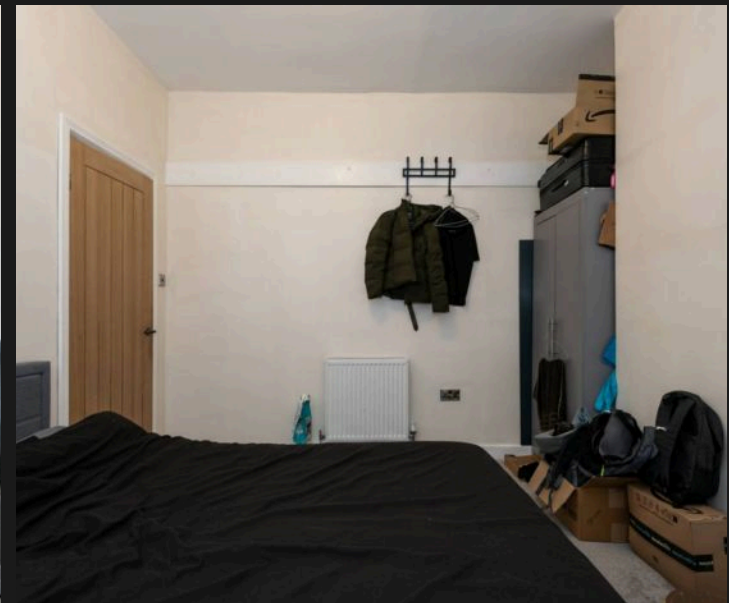
WIGWAM

- 2 Bed end of terrace house
- 2 Reception rooms
- Extended property
- Recently replaced Kitchen and Bathroom

Guide price £110,000 - £120,000 - Beautifully presented and thoughtfully extended, this stylish two bedroom end of terrace house offers an exceptional opportunity for those seeking a home finished to a high standard, ready to move into and enjoy.

Stepping inside, you are welcomed by two generous reception rooms, ideal for both relaxing evenings and entertaining guests, each space filled with natural light and designed to create a warm, inviting atmosphere.

The recently replaced kitchen is a true highlight, boasting contemporary fittings, sleek handlesless units, and integrated modern appliances, making it suited for every-day family living.



The property also benefits from a newly updated bathroom, finished with elegant fixtures and fittings, providing a tranquil space to unwind at the end of the day.

Upstairs, both bedrooms are well-proportioned and thoughtfully decorated, offering peace and privacy for restful nights, with ample space for storage and personal touches.

The extended layout ensures there is plenty of room for flexible living, whether you need a dedicated home office, dining room, or a playroom.

Additional practical features include efficient heating, new windows, and quality flooring throughout, ensuring comfort and ease of maintenance.

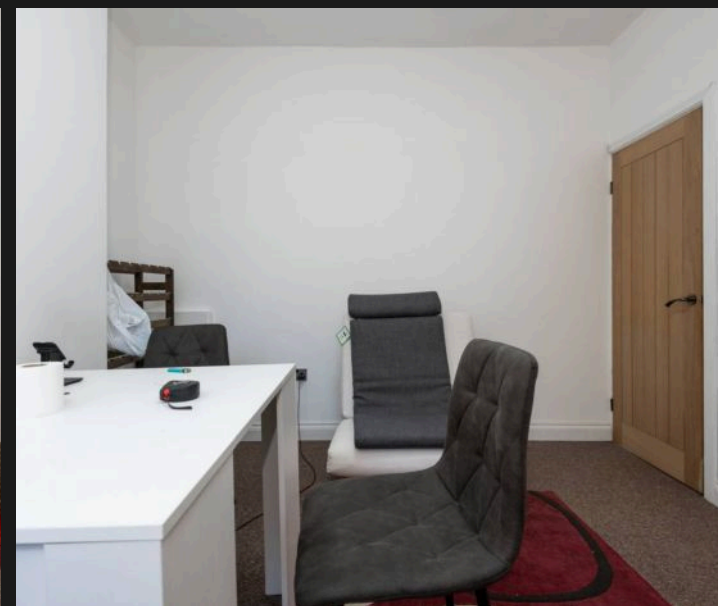
As a property for buy to let, the market rent for this area is £675 pcm. Based on a purchase price of £110,000, this would give a gross yield of around 7.36%.

Situated in a sought-after location, this home is conveniently placed for access to local amenities, reputable schools, and excellent transport links, making it perfect for professionals, couples, or small families.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D





Lounge

10' 10" x 10' 10" (3.30m x 3.31m)

With carpet, radiator, and large bay window.

Dining room

14' 1" x 11' 7" (4.29m x 3.54m)

Kitchen

9' 1" x 8' 5" (2.76m x 2.56m)

With laminate flooring, handleless units, laminate worktops, integrated gas hob, oven, and microwave, extractor fan, space for fridge freezer, plumbing for washing machine, roof lantern, radiator, and french doors to the rear courtyard.

Diner

8' 6" x 9' 3" (2.59m x 2.82m)

With laminate flooring, roof lantern, access to W/C, and french doors to the rear courtyard.

W/C

With laminate flooring, tiled surround, shower cubicle, toilet, and wash basin on vanity unit.

Bedroom 1

16' 1" x 10' 5" (4.89m x 3.18m)

With laminate flooring, large window, and underfloor heating.

Bathroom

9' 4" x 8' 7" (2.85m x 2.62m)

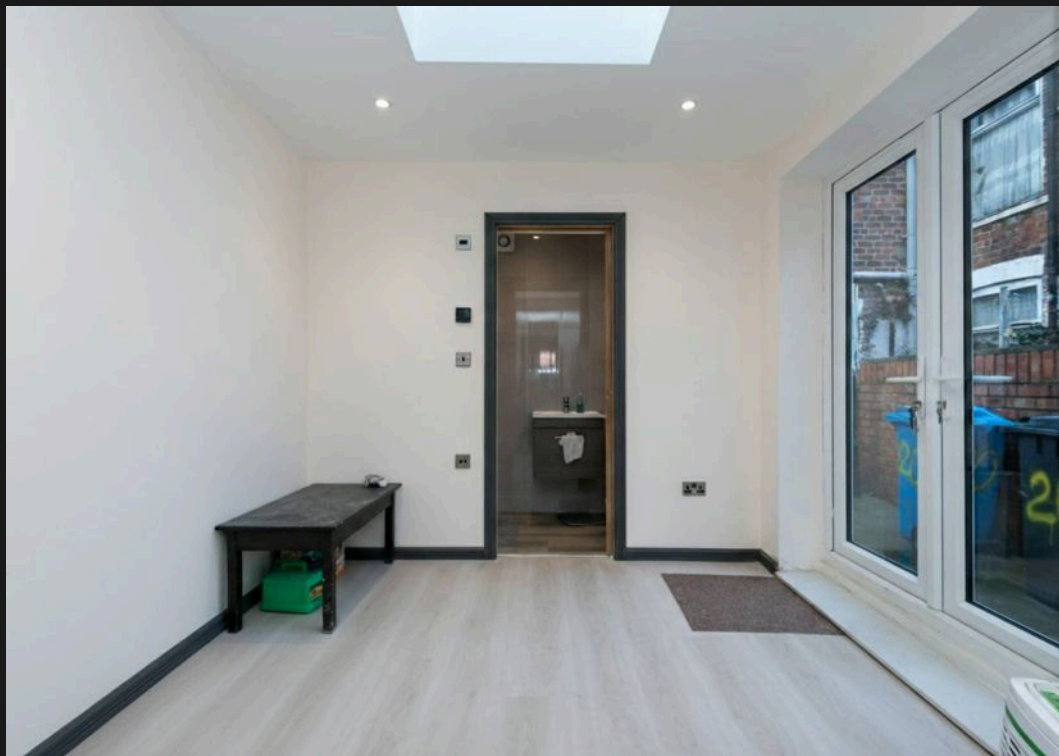
With laminate flooring, toilet, wash basin with vanity unit, walk in shower, tiled walls, towel radiator, additional storage, and window.

Bedroom 2

10' 6" x 11' 7" (3.21m x 3.54m)

With carpet, radiator, and window.











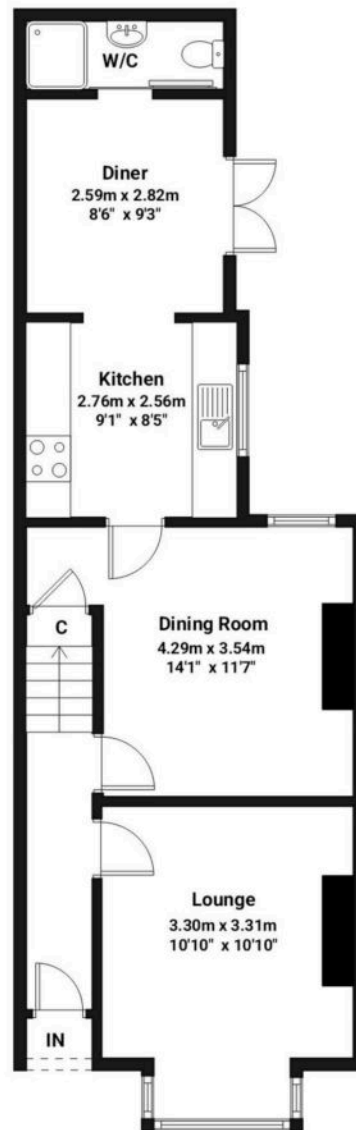
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive
2002/91/EC





Ground Floor Approximate Area:
502.1 sq ft (46.55 sq mt)



Ground Floor Approximate Area:
442.9 sq ft (41.15 sq mt)

20 Stirling Street

TOTAL APPROXIMATE FLOOR AREA:
944 sq ft (87.7 sq mt)

FOR ILLUSTRATION PURPOSES ONLY
DIMENSIONS ARE APPROXIMATE



Wigwam

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