



Hotham Road South

Hull

Guide Price £110,000 – £120,000

WIGWAM

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- 2 Bed mid-terrace house
- Garden to the front and rear
- Ideal for first time buyers or investment
- Great local amenities and transport links

Beautifully presented and thoughtfully maintained, this delightful two-bedroom mid-terrace house offers an exceptional opportunity for first-time buyers or investors seeking a well-located and inviting home.

Upon entering, you are welcomed by a spacious and light-filled living area, perfect for relaxing evenings or entertaining guests.

The property boasts a modern, well-equipped kitchen featuring contemporary fittings and ample storage.

Upstairs, two generously sized bedrooms provide comfortable retreats, each offering peace and privacy, while the family bathroom is finished to a high standard with quality fixtures and a fresh, modern design.

This charming home benefits from a practical layout that maximises space and functionality, ensuring a seamless flow throughout.



Ideally situated in a sought-after neighbourhood, the property enjoys easy access to excellent local amenities, including shops, cafes, and schools, as well as superb transport links that make commuting and exploring the wider area both convenient and straightforward.

With a market rental figure of £675 pcm, this would achieve a gross yield of around 7.4% based on a purchase price of £110,000.

Whether you are looking to take your first step onto the property ladder or searching for a promising investment opportunity, this property is ready to move into and enjoy from day one.





Living room

12' 5" x 13' 10" (3.79m x 4.21m)

With laminate flooring, feature fireplace, storage, radiator, and window.

Kitchen

6' 7" x 13' 9" (2.00m x 4.20m)

With laminate flooring, slab style kitchen units, laminate worktop, integrated oven and electric hob, extractor fan, 1.5 bowl sink with tap, plumbing for washing machine, door to rear garden, radiator, and window.

Bedroom 1

11' 10" x 13' 9" (3.60m x 4.20m)

With laminate flooring, radiator, and window.

Bathroom

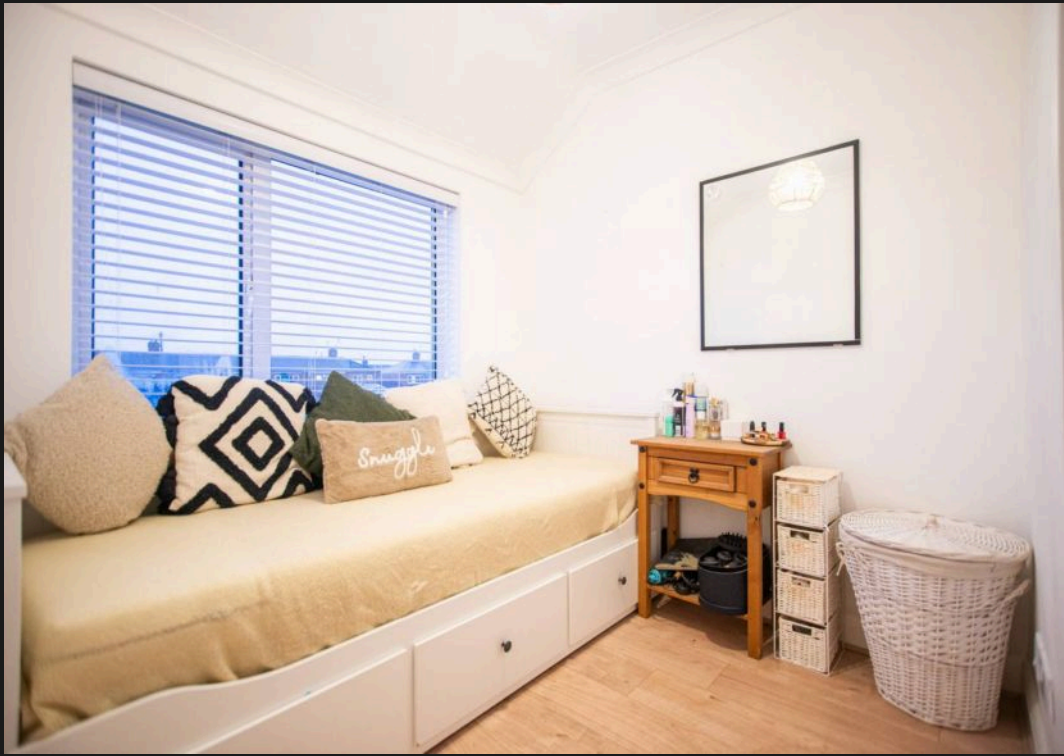
With tiled floor and walls, walk in shower, toilet, wash basin on vanity unit, radiator and window.

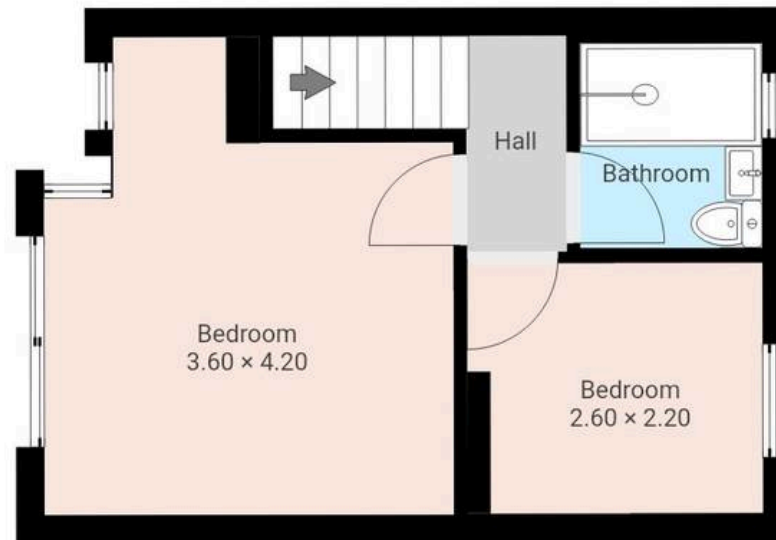
Bedroom 2

8' 6" x 7' 3" (2.60m x 2.20m)

With laminate flooring, radiator, and window.









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