



New Bridge Road
Hull

Guide Price £110,000 – £120,000

WIGWAM

New Bridge Road, Hull

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- 2 bedroom semi-detached house
- No chain
- Off-street parking and newly built garage
- Recently renovated rear patio

Beautifully presented and ready to move into, this stylish two-bedroom semi-detached house offers an exceptional opportunity for buyers seeking a modern and comfortable home with no onward chain.

Thoughtfully updated throughout, the property boasts a welcoming and spacious interior, designed to a high standard with contemporary touches that create an inviting atmosphere.

Upon entering, you are greeted by a bright and airy living room, ideal for relaxing or entertaining guests. The well-equipped kitchen features sleek units, integrated appliances, and generous worktop space, making it perfect for both every-day cooking and hosting friends and family.

Upstairs, two generously sized bedrooms provide peaceful retreats, each with tasteful décor and plenty of storage, ensuring comfort and practicality for residents. The family bathroom is finished to a high specification, complete with modern fittings and a stylish design that adds a touch of luxury to daily routines.



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Additional benefits include off-street parking and a newly built garage (perfect for secure vehicle storage or additional workspace), further enhancing the property's convenience and appeal. The recently renovated rear patio offers a seamless extension of the living space, ideal for al fresco dining or enjoying quiet moments outdoors.

The property also benefits from the opportunity of including furniture and appliances to be included in the purchase.

Situated in a sought-after location, the property enjoys easy access to local amenities, reputable schools, and excellent transport links, making it an ideal choice for professionals, couples, or small families.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



**Living room**

12' 9" x 13' 1" (3.89m x 3.98m)

With laminate flooring, storage cupboard, radiator, and windows.

Kitchen

12' 9" x 7' 9" (3.89m x 2.36m)

With laminate flooring, slab style kitchen units, integrated oven and electric hob, extractor fan, space for Fridge Freezer and washing machine, tiled back splash, door to rear garden, radiator, and window.

Hall

With laminate flooring, storage space, radiator, and window.

Bedroom 1

12' 9" x 9' 1" (3.88m x 2.77m)

With carpet, additional storage area, radiator, and window.

Bathroom

With laminate flooring, panelled wall, toilet, wash basin on vanity unit, walk in shower, radiator, and window.

Bedroom 2

6' 1" x 12' 0" (1.86m x 3.67m)

With carpet, built in wardrobes, radiator, and window.

Garden

Private garden to the rear of the property that has been recently paved.

Garage

Single Garage. Dedicated garage for 1 vehicle.

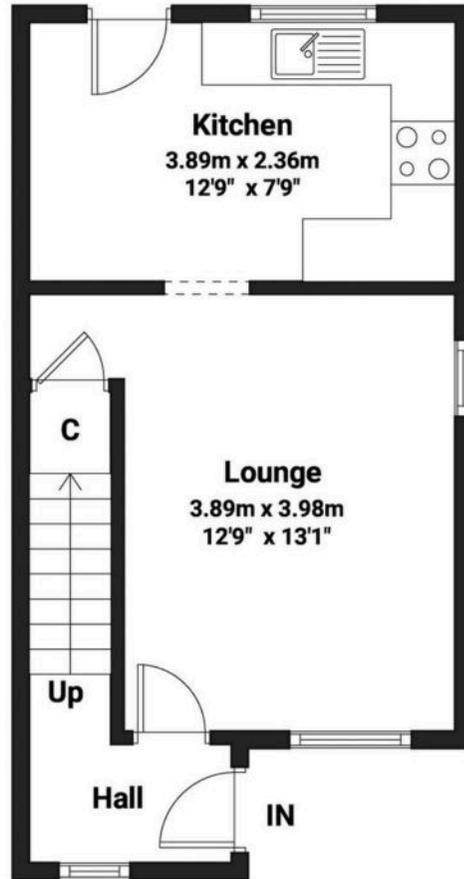
Driveway

1 Parking Space

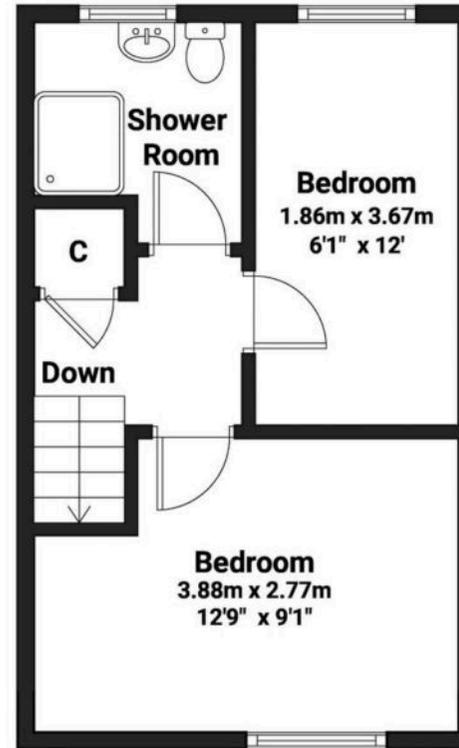
Off street parking to the side of the home on private drive way with car port.







Ground Floor Approximate Area:
285.4 sq ft (26.51 sq mt)



First Floor Approximate Area:
259 sq ft (24.06 sq mt)

TOTAL APPROXIMATE FLOOR AREA:
544.4 sq ft (50.57 sq mt)

FOR ILLUSTRATION PURPOSES ONLY
DIMENSIONS ARE APPROXIMATE



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