



**Westbrick Avenue**  
Hull

Guide Price £220,000 – £230,000

**WIGWAM**

- 3 bedroom mid-terrace house
- All bedrooms have en-suites
- No chain
- Open plan kitchen/living room
- Newly installed bathrooms
- Off-street parking

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Beautifully presented and thoughtfully designed, this stunning three bedroom mid-terrace house offers an exceptional opportunity to acquire a stylish home in a sought-after location, with the added benefit of no onward chain.

From the moment you step inside, you are greeted by a sense of space and sophistication, with a spacious open plan kitchen and living area forming the heart of the home.

This inviting space is perfect for both relaxed family living and entertaining, featuring modern fixtures, ample storage, and high-quality fittings throughout.

The kitchen is well-equipped with contemporary appliances, sleek cabinetry, and generous work surfaces, making it a delight for any home chef.

Flowing seamlessly into the living area, you will find plenty of room for comfortable seating and dining, all bathed in natural light to create a warm and welcoming atmosphere.



Upstairs, each of the three generously sized bedrooms has been carefully designed to offer comfort and privacy, with the rare luxury of a private en-suite bathroom to every bedroom – ideal for families, guests, or professionals seeking flexibility and convenience.

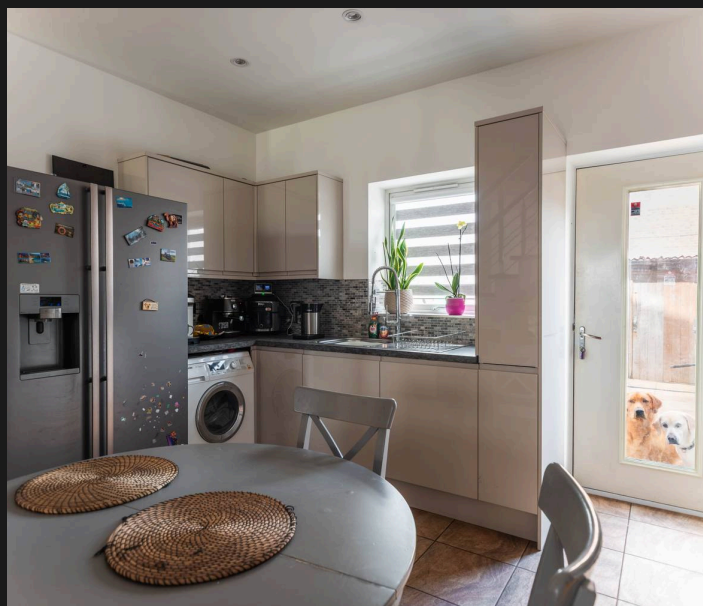
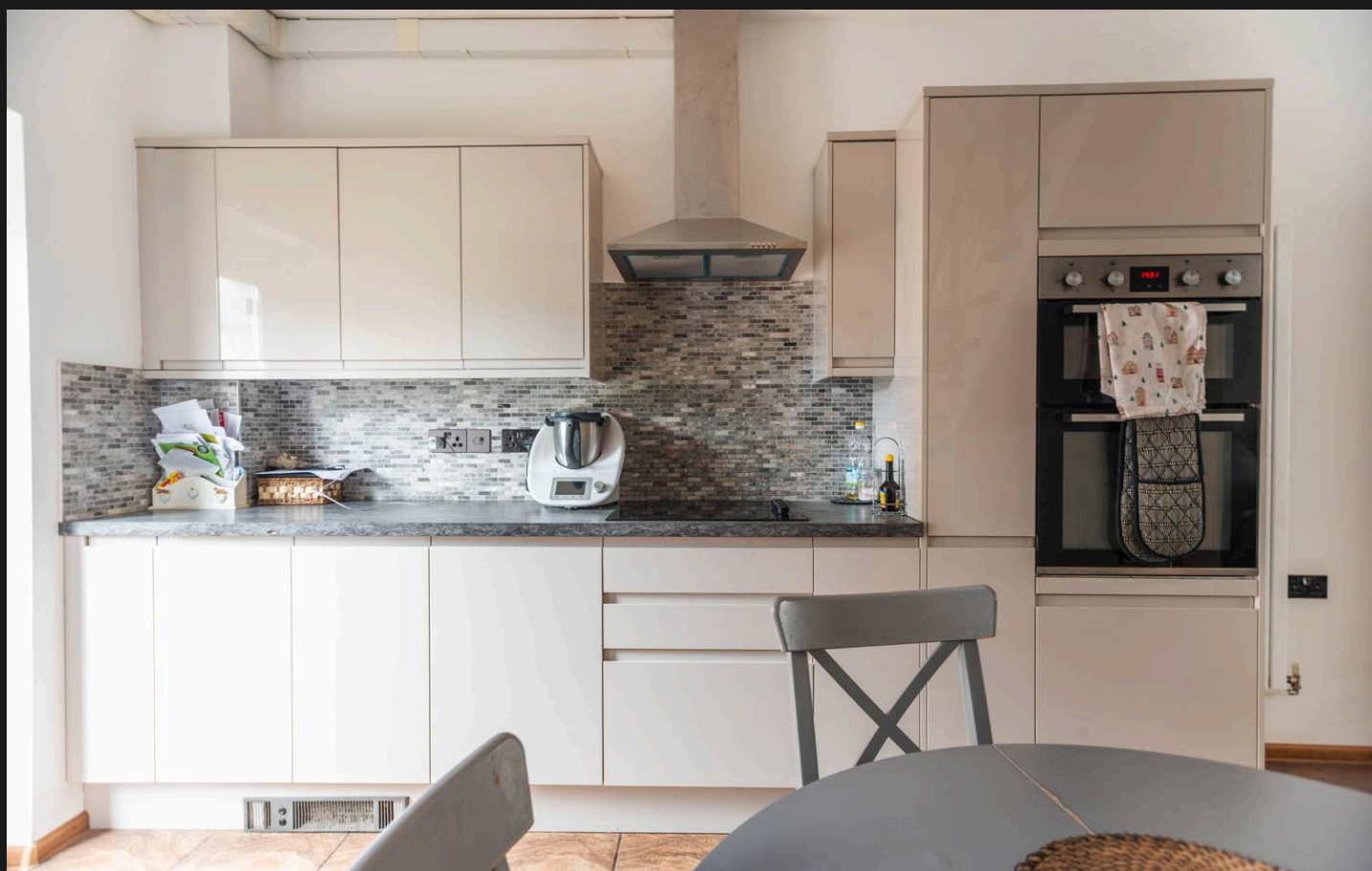
The newly installed bathrooms are finished to a high standard, featuring stylish tiling, modern sanitaryware, and elegant fittings, ensuring a spa-like experience in the comfort of your own home.

Throughout the property, neutral décor and quality flooring provide a versatile backdrop ready for you to add your personal touch, while thoughtful details such as integrated storage and efficient heating contribute to the overall sense of ease and comfort.

Ideally located close to a range of local amenities, reputable schools, and excellent transport links, this property combines practicality with contemporary living, making it perfect for those seeking a ready-to-move-into home.

Whether you are a first-time buyer or a growing family this impressive house has been designed with modern lifestyles in mind and is sure to appeal to a wide range of buyers.

With no chain, the process of making this property your own is both straightforward and stress-free, allowing you to settle in and enjoy all the benefits of your new home from day one.





### Living room

11' 7" x 12' 1" (3.54m x 3.68m)

With laminate flooring, open plan kitchen/dining room, window, and radiator.

### Kitchen

11' 7" x 13' 9" (3.54m x 4.20m)

With laminate flooring, handle-less kitchen units with laminate worktop, tiled splashback, integrated oven and microwave, hob, free standing extractor, sink and tap, window, and door to rear garden

### Bedroom 1

18' 9" x 10' 3" (5.72m x 3.12m)

With laminate flooring, radiator, window, and en-suite.

### En-suite 1

7' 10" x 5' 6" (2.38m x 1.68m)

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

### Bedroom 2

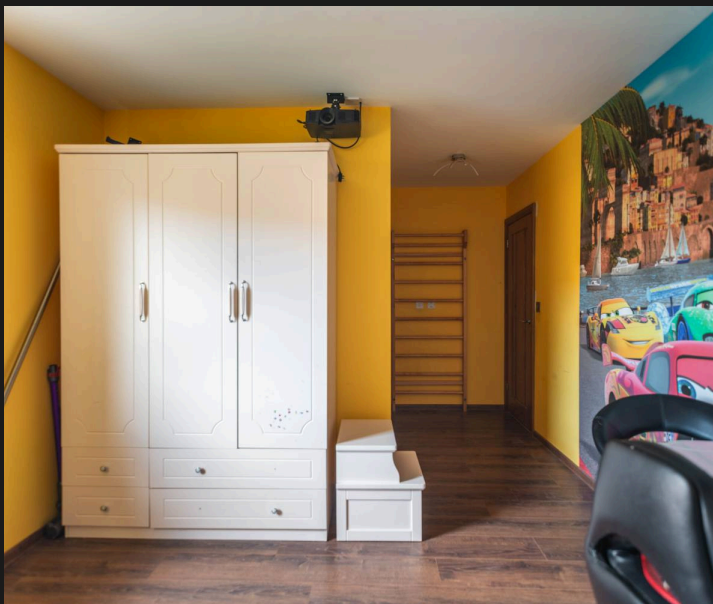
18' 10" x 8' 8" (5.74m x 2.65m)

With laminate flooring, built in wardrobe with sliding door, radiator, window, and en-suite.

### En-suite 2

6' 2" x 6' 6" (1.87m x 1.97m)

With tiled floor and walls, bath with shower, toilet, wash basin on vanity unit, and towel radiator.



**Bedroom 3**

22' 5" x 11' 9" (6.83m x 3.59m)

With laminate flooring, wardrobe with sliding door, radiator, window, and en-suite.

**En-suite**

9' 9" x 9' 9" (2.96m x 2.96m)

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

**Office**

12' 3" x 6' 9" (3.74m x 2.07m)

With laminate flooring.

**Garden**

Private garden to the rear with slabbed area, artificial grass, and storage shed with electrics.

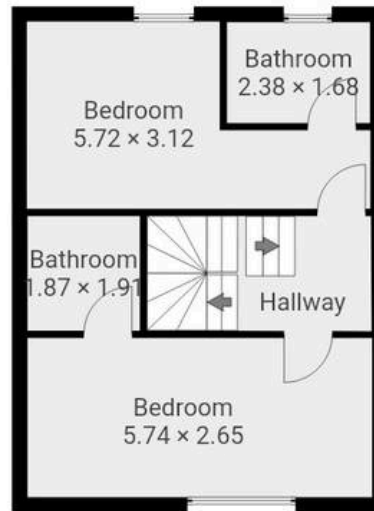
**Driveway**

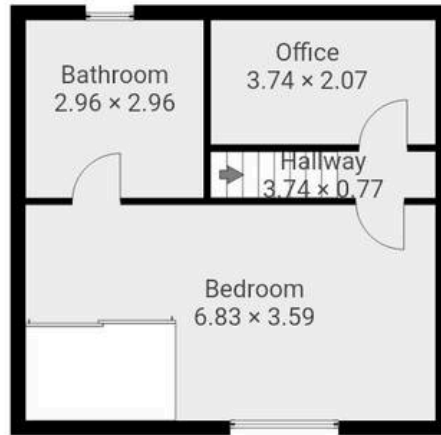
Off-street parking in front of the property for vehicle.













# Wigwam

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