



Grangeside Avenue
Hull

Guide Price £170,000 – £180,000

WIGWAM

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- Unique double-fronted design
- Open plan kitchen-diner
- South-facing outside space
- Off-street parking for multiple cars
- Recently redecorated
- EPC C

Built in 1991, this property is truly one of a kind! A double-fronted detached house is uniquely set in a popular residential location, and welcomes you with a spacious entrance hall that seamlessly flows into the heart of the home: a stunning open-plan kitchen-diner.

The kitchen is well-equipped with contemporary fittings, ample storage, and high-quality appliances, making it the perfect space for both everyday meals and entertaining guests. The open plan layout creates a wonderful sense of space and flow, ideal for family gatherings or relaxed evenings at home.

The generously proportioned living room is bathed in natural light, providing a warm and comfortable space. Upstairs, you will find three well-appointed bedrooms, each offering peace and privacy. The principal bedroom benefits from built-in wardrobes, with the remaining bedrooms perfect for children, guests, or a dedicated home office. The family bathroom is finished to a high standard, featuring modern fixtures and a sleek design.

- Unique double-fronted design
- Open plan kitchen-diner



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Outside and to the front of the property there is off-street parking for multiple vehicles, while to the rear, there is a low-maintenance and south-facing yard. Practicality is further enhanced by off-street parking for multiple cars (a rare and highly sought-after feature in this area), as well as excellent energy efficiency with an EPC rating of C, ensuring comfort and lower running costs.

With its blend of attractive design, practical features, and superb location, this property has no onward chain, and is ready to move into and enjoy from day one.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Living Room

With wood effect laminate flooring, radiator and 3 windows.

Kitchen / Diner

With wood effect laminate flooring, base and wall units, worktop, integrated oven with gas hob, overhead extractor with splashback, sink and tap, radiator and window.

Bedroom 1

With laminate flooring, built-in fitted wardrobes, radiator and window.

Bathroom

With laminate flooring, pedestal basin and tap, toilet, bath, walk-in shower, radiator and 2 windows.

Bedroom 2

With laminate flooring, radiator and window.

Bedroom 3

With laminate flooring, radiator and window.

Garden

A south-facing, low-maintenance rear yard.

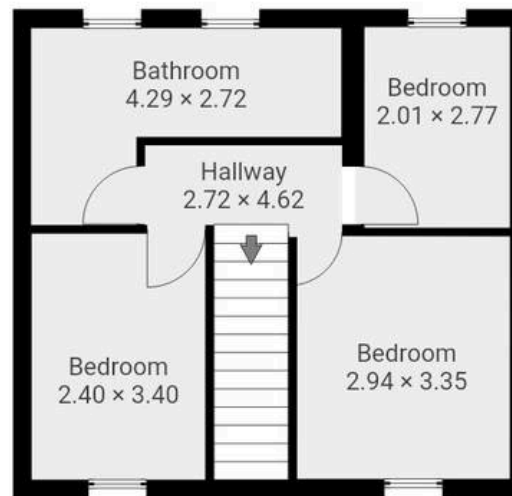
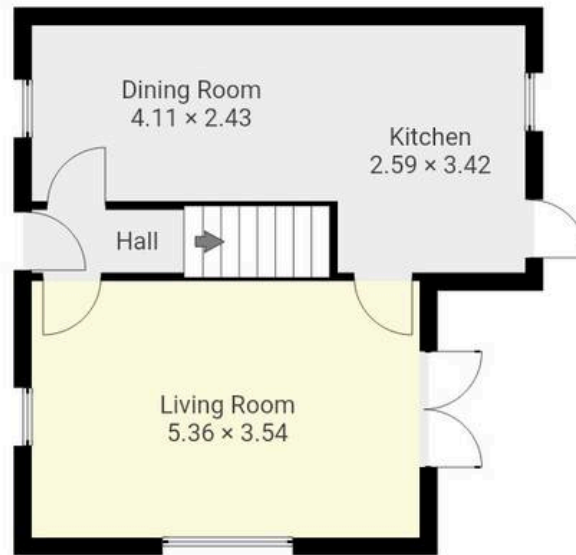
Parking

Off-street parking at the front of the property, to accommodate approximately 3 cars.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
EU Directive 2002/91/EC		





Wigwam

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