



Cardigan Road, Hull

Guide Price £110,000

WIGWAM

- 2 Bedroom terraced house
- Newly installed boiler
- Off-street parking
- Feature fireplace in living room
- Close to amenities & transport links
- Enclosed rear patio area

Beautifully presented and thoughtfully updated, this stylish two bedroom mid-terraced house offers an exceptional opportunity for first-time buyers, young professionals, investors, or those looking to downsize without compromising on comfort or convenience.

Stepping inside, you are greeted by a welcoming entrance that leads into a bright and inviting living room, complete with a charming, capped, feature fireplace that creates a warm and homely atmosphere - perfect for relaxing evenings or entertaining guests.

The property boasts a modern, well-equipped kitchen, designed with both functionality and aesthetics in mind, offering ample storage and workspace.



Upstairs, you will find two generously sized bedrooms, each providing peace and privacy, ideal for restful nights or a productive home office setup.

The newly installed boiler ensures efficient heating throughout, giving you confidence in year-round comfort and lower energy costs.

Practicality is further enhanced by the benefit of off-street parking, a rare and desirable feature in this sought-after location, allowing you to come home with ease after a busy day.

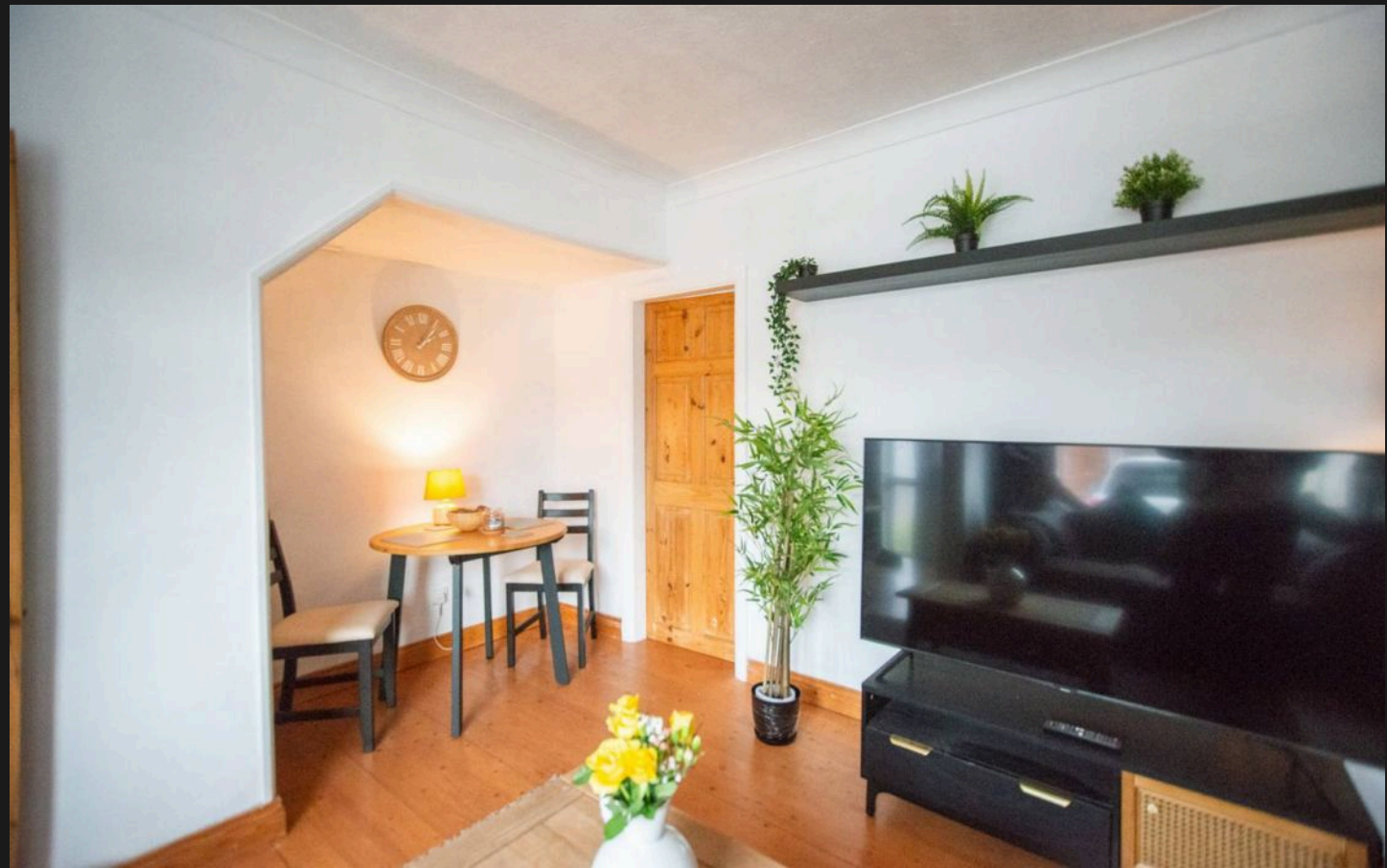
The property is ideally positioned close to a range of local amenities, including shops, cafes, and schools, with excellent transport links nearby that make commuting simple and stress-free. Every detail has been carefully considered to offer a home ready to move into and enjoy, with neutral décor providing a blank canvas for your personal touch.

Whether you are looking for a peaceful retreat or a convenient base close to everything you need, this home truly combines the best of both worlds.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D





Living room

With wood flooring, feature capped fireplace, storage, large window, and radiator.

Kitchen

With wood flooring, shaker style kitchen units, laminate worktops, integrated oven and gas hob, stainless steel sink and tap, large window, radiator, and door to rear garden.

Bedroom 1

With wood flooring, window, and radiator.

Bathroom

With laminate flooring, bath with shower attachment and tiled surround, wash basin on pedestal, toilet, window, and radiator.

Bedroom 2

With carpet, storage cupboard, new boiler, window, and radiator.

Garden

Enclosed garden to the rear of the property.

Driveway

Dropped curb with parking for vehicle.







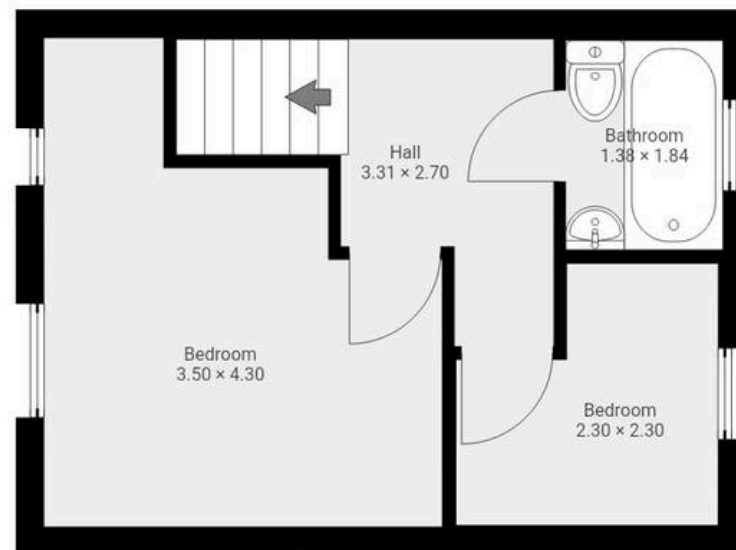
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A	65	92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive
2002/91/EC







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