



Albert Avenue, Anlaby Road, Hull
Hull

Guide Price £120,000 – £130,000

WIGWAM

Guide price - £120,000 - £130,000 - Beautifully presented and thoughtfully arranged, this spacious three bedroom mid-terraced house offers an exceptional opportunity to secure a stylish and comfortable home in a sought-after location.

Stepping inside, you are greeted by a welcoming entrance hall that leads to two generously sized reception rooms, ideal for both relaxing evenings and entertaining guests.

The main reception room is enhanced by a charming feature fireplace, creating a warm and inviting focal point, while the second reception provides flexible space for a formal dining area, family room, or home office.

The heart of the home is the stunning open plan kitchen and dining area, which has been finished to a high standard and is well-equipped with modern cabinetry, ample worktop space, and integrated appliances, making it perfect for both every-day living and hosting.

- 3 bed terraced house
- 2 reception rooms
- 3 double bedrooms
- Feature fire place
- Open plan kitchen/diner
- Large private garden



Upstairs, you will find three spacious double bedrooms, each offering peace and privacy, with plenty of room for wardrobes and additional furnishings.

The family bathroom is tastefully appointed and features contemporary fittings, ensuring comfort and convenience for all.

Throughout the property, large windows allow natural light to flood the interiors, creating a bright and uplifting atmosphere.

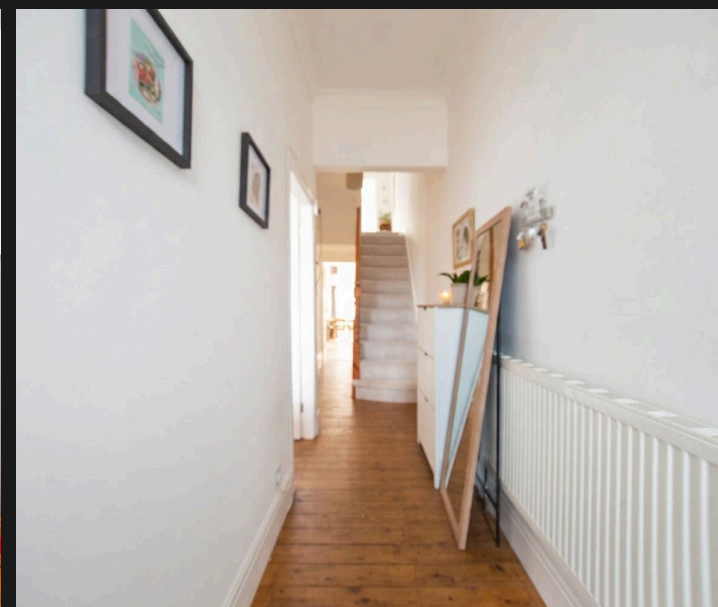
Additional benefits include quality finishes that reflect the care and attention invested in maintaining this lovely home and a large private garden to the rear.

Situated within easy reach of excellent local amenities, reputable schools, and convenient transport links, this property combines practicality with a touch of elegance, making it ideal for families, professionals, or anyone seeking a move-in ready home.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C





Living room

15' 4" x 9' 5" (4.68m x 2.88m)

With wood flooring, feature fire place, radiator, and window.

Play room

14' 1" x 7' 8" (4.28m x 2.33m)

With wood flooring, radiator, and window.

Kitchen

18' 5" x 7' 10" (5.62m x 2.39m)

With wood flooring, shaker style units, laminate worktop, integrated gas hob, oven, and dishwasher, and free standing extractor, sink and tap, window, radiator, and French doors to the garden.

Bed 1

12' 6" x 14' 10" (3.80m x 4.51m)

With wood flooring, radiator, and 2 windows.

Bed 2

14' 2" x 7' 8" (4.33m x 2.34m)

With carpet, radiator, and window.

Bathroom

8' 0" x 6' 2" (2.45m x 1.87m)

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

Bed 3

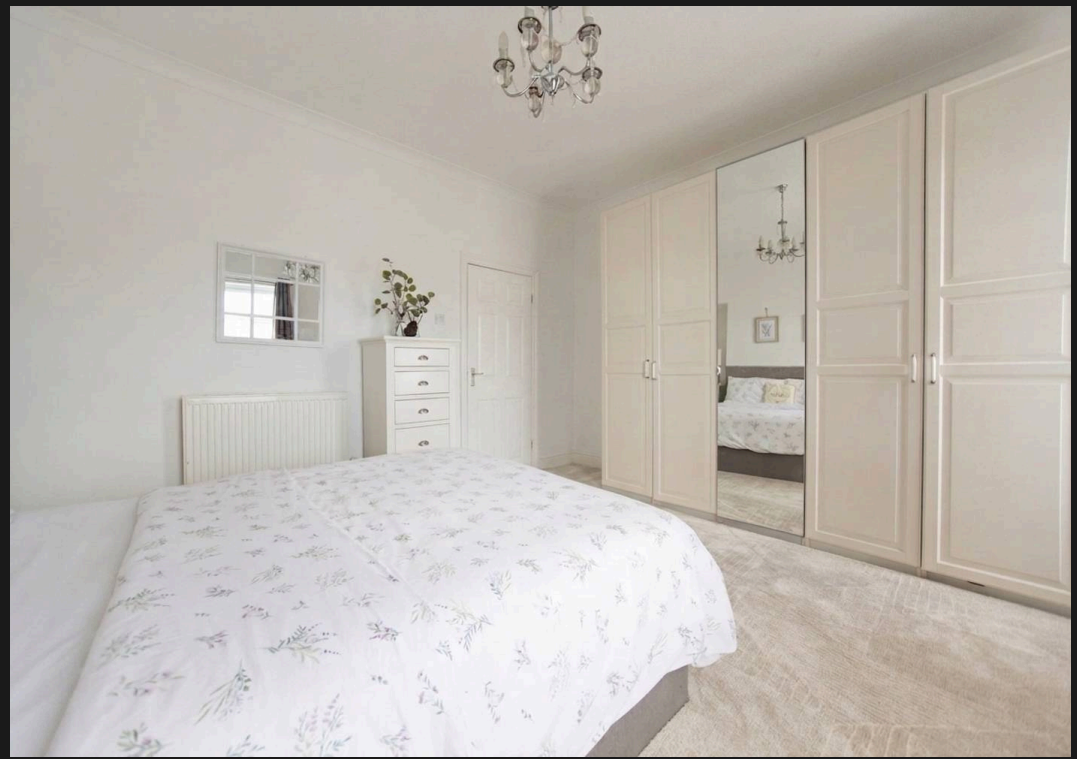
9' 11" x 9' 3" (3.02m x 2.81m)

With carpet, radiator, and window.

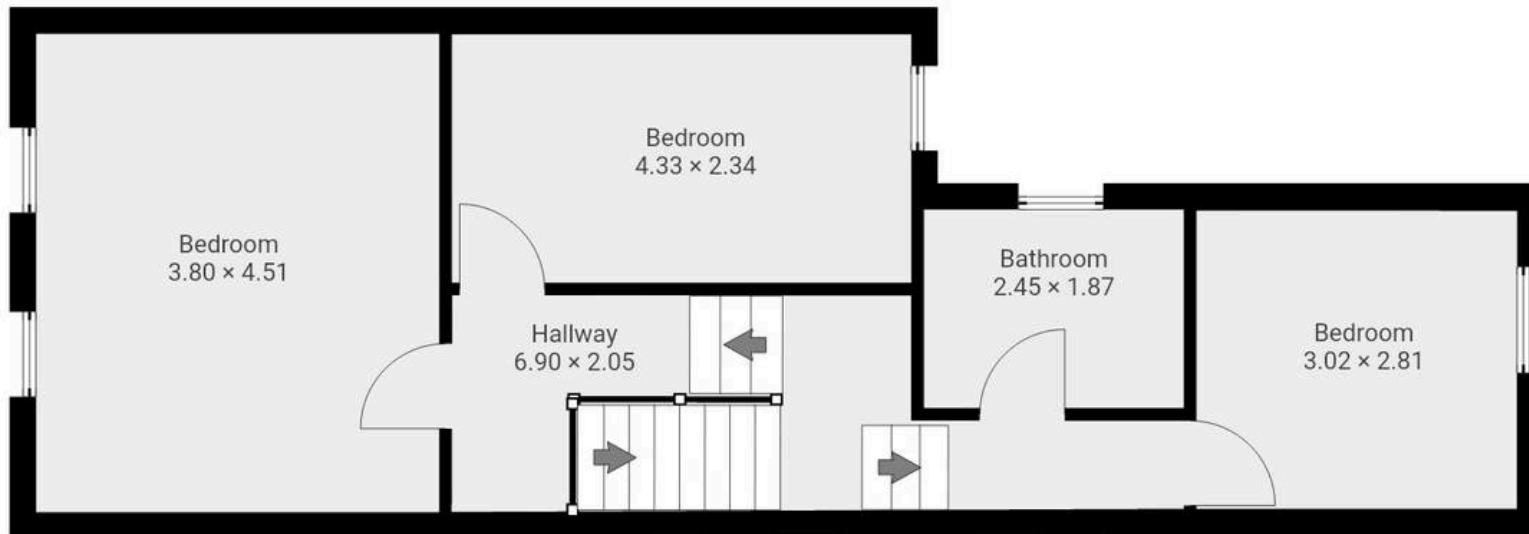
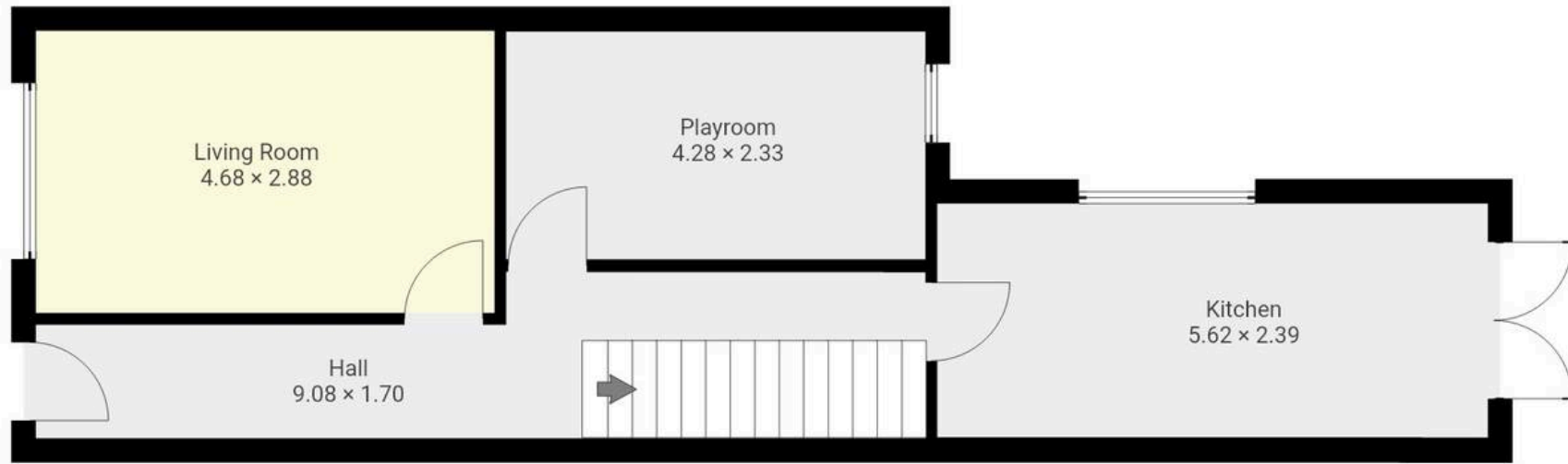
Garden

Large private garden to the rear of the property with grass and paved area.











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