

Harbottle Way, Kingswood

Hull

Offers Over £180,000

WIGWAM

- 3 bedroom end-terrace house
- No onward chain for a smooth buying process
- Good sized kitchen with plenty of room for a dining table; perfect for family meals or hosting
- Spacious master bedroom with en-suite and storage for additional convenience
- Downstairs toilet for ease for owners and guests alike
- Parking for multiple vehicles in front of the home
- Private garden to the rear with lawn and patio area
- Property completed in 2023 by Persimmon so benefits from over 6 years left on NBC warranty

This three bedroom end of terrace house offers a welcoming and practical home, with well proportioned accommodation designed to suit family life, and no onward chain, for a smooth buying experience.

Built by Persimmon in 2023, the home combines the appeal of a recently built property with useful features throughout, including a spacious kitchen with room to dine, an en suite to the main bedroom, a convenient downstairs toilet, and open views from the front. With more than six years remaining on the NBC warranty, it presents an appealing opportunity for buyers seeking a comfortable home with added reassurance.

Step inside to the welcoming entrance hallway that leads to the living room, offering a welcoming space to relax, with a useful storage cupboard to help keep the area organised and clutter free.







The heart of the home is the well sized kitchen, where there is plenty of room for a dining table. This generous space, flooded by natural light through the French doors leading to the private garden, is ideal for bringing everyone together, whether enjoying family meals, enjoying a morning coffee or hosting friends.

The home continues upstairs with three bedrooms, providing flexibility for all.

The spacious main bedroom is a particular highlight, offering a comfortable retreat with the added benefit of its own en suite to bring convenience and privacy to the room, while storage provides a useful place to keep organised. The combination creates a space in which to unwind at the end of the day.

The two further bedrooms add to the versatility of the home, with potential for additional bedrooms, dressing rooms, or a home office, alongside a family bathroom finished to a high standard.

With two parking spaces directly in front of the home on a private driveway, and a remaining NCB warranty, the property offers buyers total reassurance.

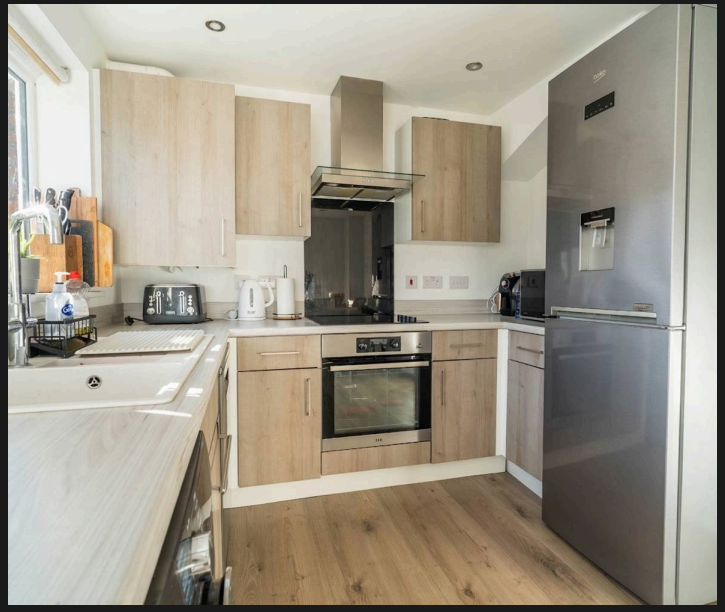
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B













Living room
14' 4" x 8' 10" (4.37m x 2.70m)
With carpet, storage cupboard, window, and radiator

Kitchen
8' 9" x 15' 4" (2.66m x 4.67m)
With laminate flooring, base and wall mounted kitchen units, laminate worktop and upstands, AEG integrated oven, 4 ring electric hob with glass splashback, wall mounted extractor fan, plumbing for dishwasher and washing machine, 1.5 bowl sink with stainless steel tap, French doors to the rear garden, window, and radiator

Bedroom 1
12' 1" x 9' 3" (3.68m x 2.82m)
With carpet, en-suite, storage cupboard, window, and radiator

En-suite
6' 11" x 5' 6" (2.12m x 1.68m)
With laminate flooring and tiled half wall, shower cubicle with sliding doors, wash basin on pedestal, toilet, anthracite towel radiator, and window

Bedroom 2
7' 7" x 9' 3" (2.30m x 2.82m)
With carpet, window, and radiator

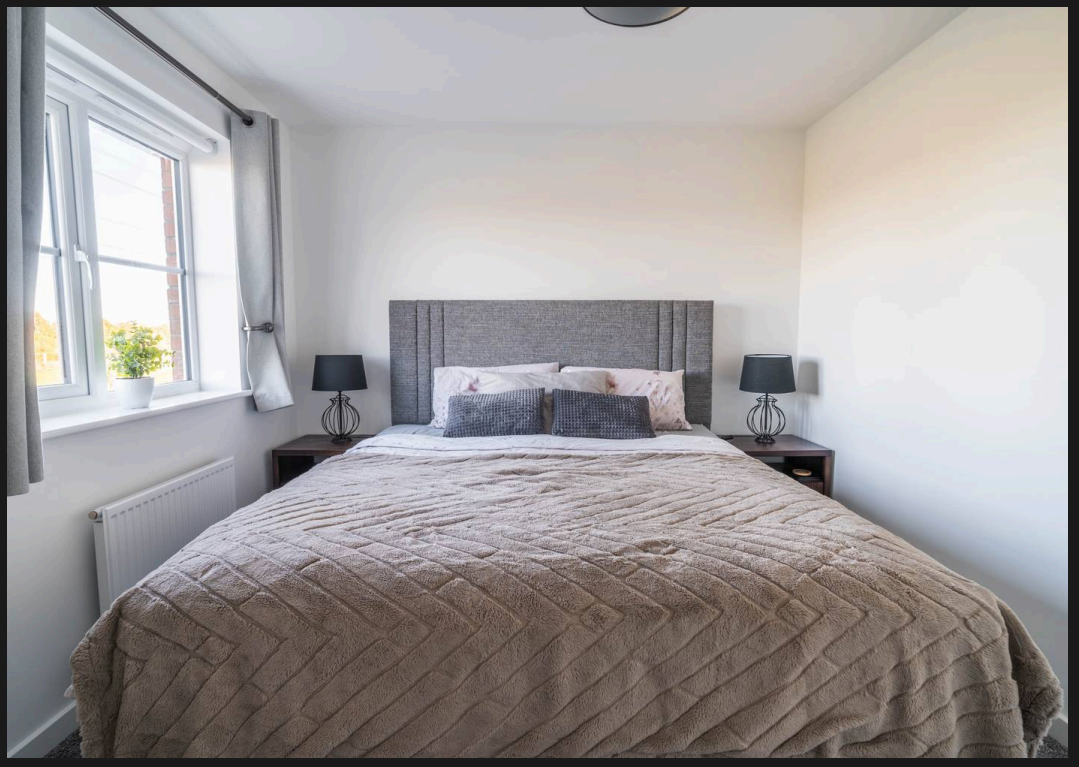
Bathroom
5' 11" x 6' 3" (1.81m x 1.90m)
With laminate flooring, half tiled wall, bath with ledge, wash basin on pedestal, toilet, window, and radiator

Bedroom 3
7' 7" x 5' 10" (2.30m x 1.78m)
With carpet, window, and radiator

Garden
Private garden to the rear with lawn and patio area, with side access available.

Parking
Dedicated parking on driveway for 2 vehicles







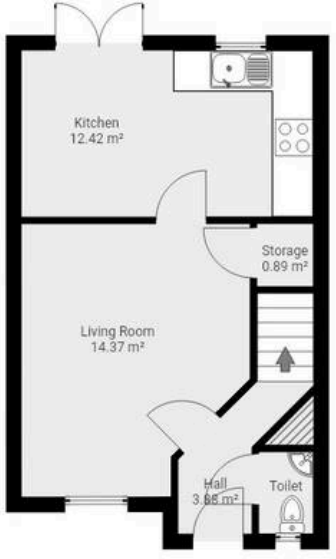


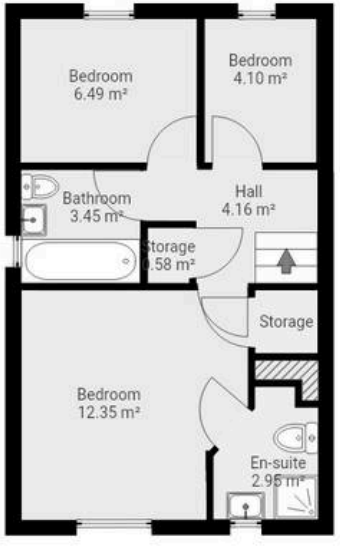












This floor plan is provided without warranty of any kind. All measures have been taken to ensure quality and accuracy, however we disclaim any warranty including, without limitation, satisfactory quality or accuracy of dimensions.



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