



Falkland Road
Hull

Guide Price £100,000 – £110,000

 **WIGWAM**

- Guide price - £100,000 - £110,000
- 2 bedroom end-terrace house with loft room
- Large driveway with parking for multiple vehicles
- Open plan living/dining room making it ideal for family meals and hosting
- Separate utility room with additional worktop, storage space, and plumbing
- Large private garden with decking and lawn

Well presented and thoughtfully designed, this two bedroom end-terrace house offers an exceptional opportunity for buyers seeking a stylish and comfortable home in a well-connected location.

Set behind a generous extended driveway with ample parking for multiple vehicles, the property welcomes you into a spacious and inviting open plan living and dining area, ideal for both relaxed family meals and entertaining guests.



The seamless flow of this space creates a warm and sociable atmosphere, complemented by tasteful décor and plenty of natural light.

The well-equipped kitchen is designed for convenience, featuring modern fittings and easy access to a separate utility room, which provides additional worktop space, storage, and plumbing for washing machine.

Upstairs, you will find two well-proportioned bedrooms, each offering peace and privacy, and both are perfectly suited for restful nights or flexible use as a guest room or home office.

The property also boasts a versatile loft room, providing valuable extra space that can be tailored to suit your lifestyle – whether as a study, hobby room, or simply additional storage.

With its blend of generous living spaces, modern amenities, and thoughtful touches, this property is perfectly suited for first-time buyers, young families, or those looking to downsize without compromise.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Living/dining room

Open plan living-dining room, with wood flooring, feature fire-place, radiator, window, and French doors into the rear garden.

Kitchen

With tiled floor, integrated appliances such as oven and 4 ring electric hob, wall mounted extractor, 2 bowl stainless steel sink with tap, gloss kitchen units with laminate worktop, electric heater, and door through to utility room and rear garden.

Bedroom 1

With laminate flooring, built in wardrobes, radiator, window, and stairs to loft room.

Bathroom

With tiled flooring and walls, bath, wash basin on pedestal, window, and towel radiator.

Bedroom 2

With laminate worktop, built in wardrobes, radiator, and window.

Loft room

With laminate flooring, Velux-style window, electric sockets, and storage.

Garden

Large private garden with lawn and decking.







Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		82
(55-68) D	62	
(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 		

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	55	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales EU Directive 2002/91/EC 		



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Block A, Unit 7B, Flemingate, Beverley - HU17 0NQ

01482505152 • hello@wigwamhomes.co.uk • www.wigwamhomes.co.uk