



Gypsy Moth Lane, Kingswood  
Hull

Fixed Price £145,000

**WIGWAM**



# Gypsy Moth Lane

Kingswood, Hull

- Available with no chain
- Move-in condition
- Allocated parking to the rear
- Private landscaped garden

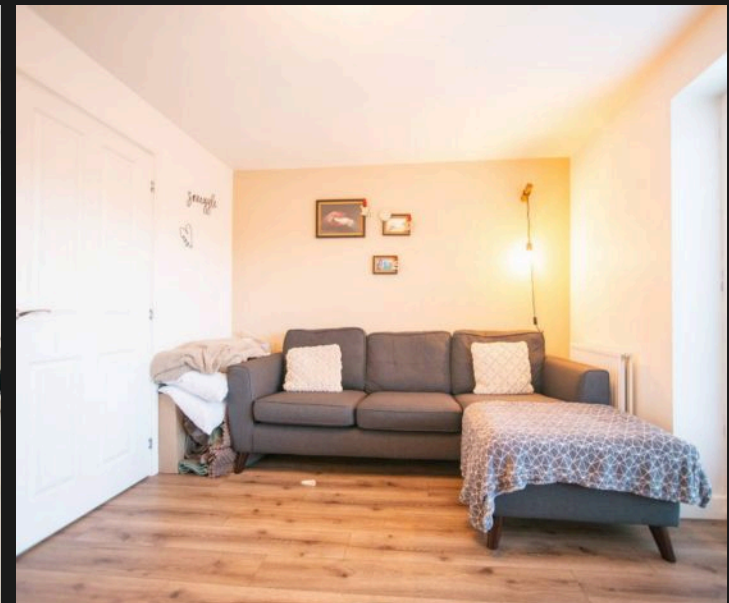
Beautifully presented and ready to move into, this stylish two-bedroom semi-detached house offers a perfect blend of comfort and convenience, making it an ideal choice for first-time buyers or those seeking a modern, low-maintenance home.

Situated in a sought-after location, the property is offered with no onward chain, ensuring a smooth and swift purchase process.

Inside, you will find a welcoming entrance hall leading to a spacious living area that is filled with natural light, creating a warm and inviting atmosphere for relaxing or entertaining guests. The contemporary kitchen is well-equipped with quality fittings and ample storage.

Both bedrooms are generously sized and finished to a high standard. The modern bathroom features stylish fixtures.

Additional benefits include convenient parking for two cars to the rear of the property, ensuring you always have a secure space for your vehicle, as well as a landscaped private garden.





### Kitchen

13' 7" x 10' 6" (4.15m x 3.20m)

With laminate flooring, slab style units with handles, laminate worktops, integrated appliances of oven, hob, fridge freezer, extractor, sink and tap, and radiator.

### Living room

12' 9" x 13' 11" (3.89m x 4.24m)

With laminate flooring, French doors to the rear garden, radiator, storage cupboard, and radiator.

### w/c

4' 11" x 2' 11" (1.50m x 0.90m)

With laminate flooring, toilet, wash basin on pedestal with tile splash back, and radiator.

### Bedroom 1

10' 2" x 11' 8" (3.10m x 3.56m)

With carpet, paneling on one wall, window and radiator.

### Bathroom

7' 4" x 6' 7" (2.23m x 2.00m)

With laminate flooring, bath with shower, panelled wall, sink on pedestal, toilet, window, and radiator.



### Bedroom 2

9' 11" x 11' 7" (3.03m x 3.52m)

With carpet, window, and radiator.

### Landing

13' 3" x 5' 0" (4.03m x 1.52m)



## GARDEN

Private garden at the rear of the property with paving and lawn.

### **Allocated parking**

2 designated parking spaces at the rear of the property.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

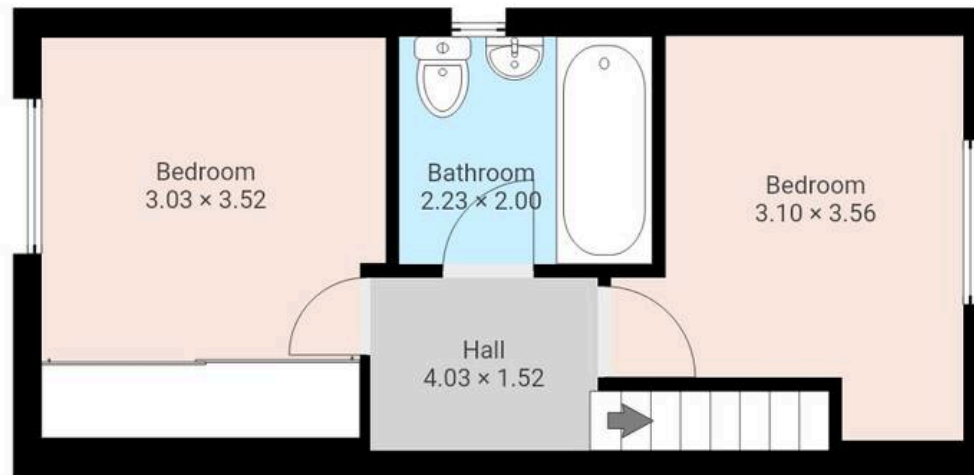
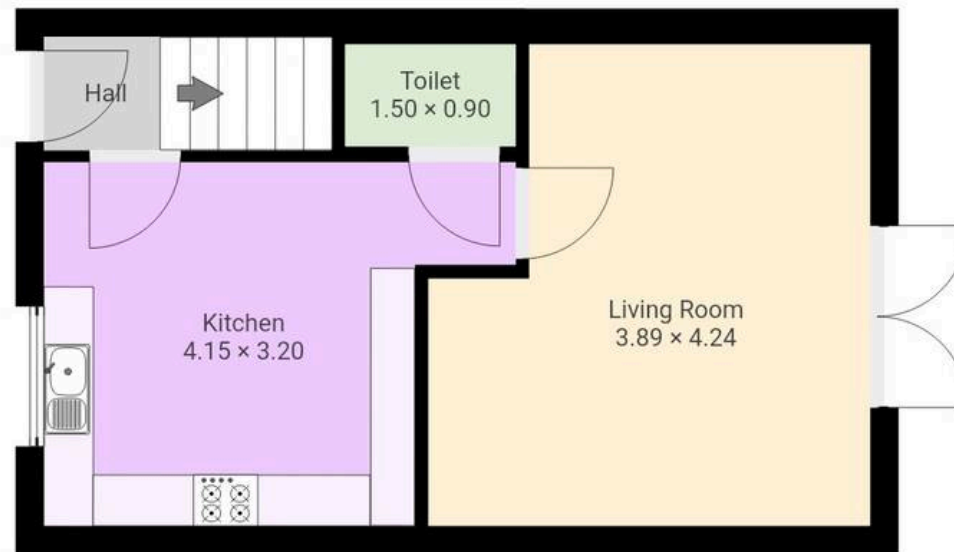
EPC Environmental Impact Rating: B







Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		96	(92+) <b>A</b>	99	
(81-91) <b>B</b>	82		(81-91) <b>B</b>	86	
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		







# Wigwam

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