



9th Avenue

Hull

Guide Price £100,000 – £110,000

 WIGWAM

# 9th Avenue

Hull

- 3 bedroom semi-detached house
- Off-street parking
- No chain
- Private garden
- Close to schools and amenities
- Recently redecorated throughout

This well presented three-bedroom semi-detached house offers an exceptional opportunity for those seeking a stylish and comfortable home in a highly desirable location, with the added benefit of being offered to the market with no onward chain.

Boasting a practical and inviting layout, the property welcomes you with a bright and spacious entrance hall, leading into a generously proportioned living area that is perfect for relaxing evenings or entertaining guests.

The kitchen features modern appliances, ample storage, and sleek work surfaces, making it a pleasure to prepare meals and dine with family or friends.

Each of the three bedrooms is thoughtfully designed to provide peace and privacy, with the principal bedroom offering plenty of space for a king-sized bed and additional furnishings, while the further two bedrooms are ideal for children, guests, or a home office.



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The family bathroom is finished to a good standard, offering a bath with shower.

Additional highlights include off-street parking, ensuring convenience for you and your visitors, as well as practical storage solutions throughout the home.

Located in a sought-after residential area, this property is just moments from well-regarded schools, making it an ideal choice for families, and is also within easy reach of local amenities including shops, cafes, and transport links, ensuring daily life is both easy and enjoyable.

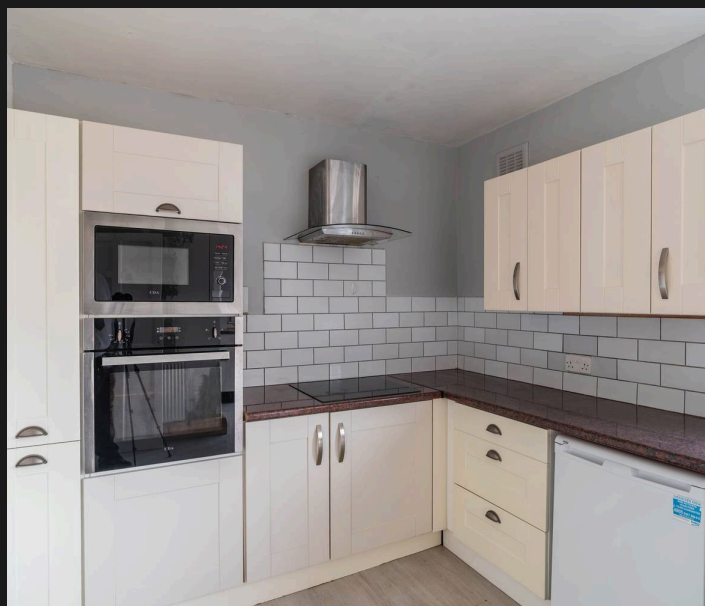
Ready to move into and enjoy from day one, this home combines comfort, style, and practicality, presenting a fantastic opportunity for first-time buyers, growing families, or those looking to downsize without compromise.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





### **Living room**

With carpet, bay window, and radiator.

### **Kitchen**

With laminate flooring, Shaker style kitchen units, laminate worktop, integrated hob, oven, and microwave, wall mounted extractor, 1.5 bowl sink and tap, radiator, window, and French doors to the rear garden.

### **Bathroom**

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

### **Bedroom 1**

With carpet, storage cupboard, radiator, and window.

### **Bedroom 2**

With carpet, radiator, and window.

### **Bedroom 3**

With carpet, radiator, and window.

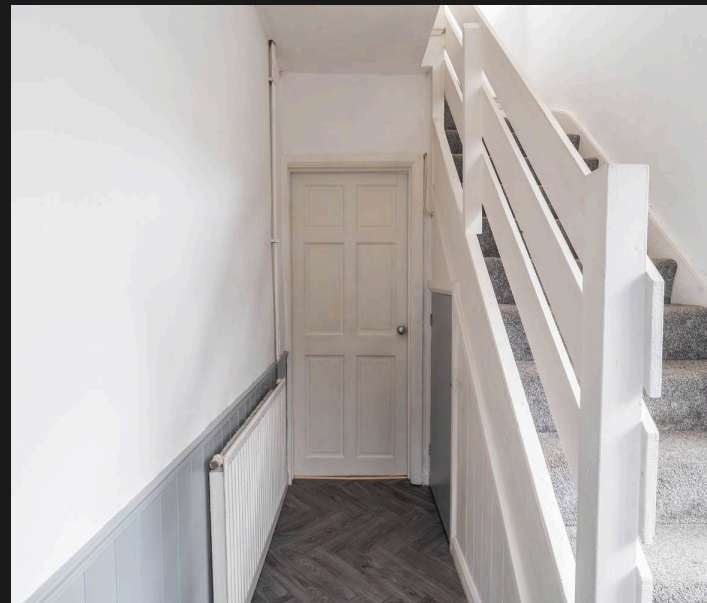
### **Garden**

Large garden to the rear, with patio and lawn.

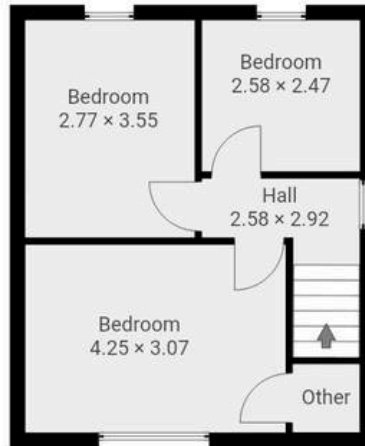
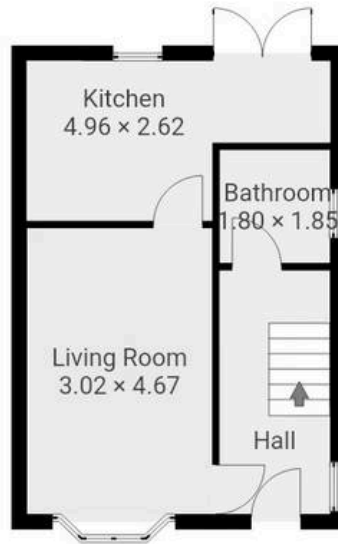
### **Driveway**

1 Parking Space

Driveway for vehicle









# Wigwam

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