



**Somerset Street**

Hull

Guide Price £110,000 – £120,000

**WIGWAM**

- No chain
- 3 bed terraced house
- Rear garden
- 3 double bedrooms

This three-bedroom terraced house offers an exceptional opportunity for first time buyers or investors seeking a spacious, and ready-to-move-into home with no onward chain.

Set within a popular residential area, the property boasts three generous double bedrooms, making it ideal for families or professionals desiring ample space and flexibility.

Upon entering, you are welcomed by a bright and inviting hallway that leads to a well-proportioned, open plan lounge and dining room, perfect for relaxing or entertaining guests.

The kitchen is thoughtfully designed and well-equipped with contemporary fittings, providing plenty of storage and workspace.



Upstairs, the three double bedrooms are complemented by a sleek family bathroom.

The property's practical layout and high standard of finish make it an outstanding choice for buyers looking for a home that is both functional and stylish.

To the rear of the property, you will find a private garden, offering a peaceful retreat for outdoor enjoyment.

The property is conveniently located close to local amenities, reputable schools, and excellent transport links, ensuring every-day necessities and leisure activities are within easy reach.

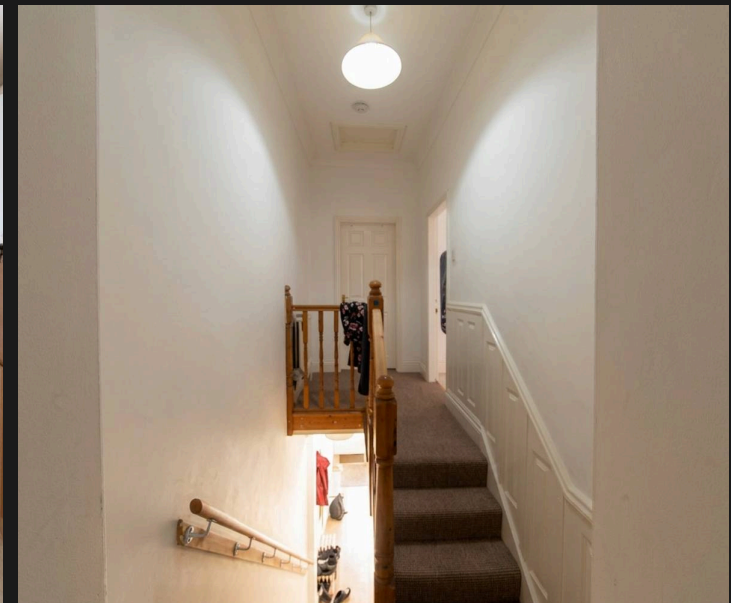
With its combination of practical features, outdoor space, and desirable location, this home is ready to welcome its new owners.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





### **Living room**

With carpet, radiator, and bay window.

### **Kitchen**

With tiled floor, shaker kitchen units, laminate worktop, electric hob and oven, integrated extractor fan, sink and tap, radiator, window, and door to rear garden.

### **Bedroom 1**

With carpet, radiator, and window.

### **Bedroom 2**

With carpet, radiator, and window.

### **Bedroom 3**

With carpet, radiator, and window.

### **Bathroom**

With laminate flooring, toilet, bath with shower, wash basin on pedestal, radiator, and window.

### **Garden**

Private garden to the rear of the property.





## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>50</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		

England, Scotland & Wales

EU Directive  
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# Wigwam

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

01482505152 • [hello@wigwamhomes.co.uk](mailto:hello@wigwamhomes.co.uk) • [www.wigwamhomes.co.uk](http://www.wigwamhomes.co.uk)