



Channel Road, Sunk Island

Hull

Guide Price £180,000 – £190,000

 WIGWAM

# Channel Road

Sunk Island, Hull

Guide price - £180,000 - £190,000

- 2 bedroom semi-detached house
- Drive way parking
- Log burner
- Brick built outbuilding
- Rural location
- Large garden to the rear
- 0.2 acre plot
- No chain

Situated on a 0.2 acre plot, this beautifully presented two-bedroom semi-detached house offers an exceptional opportunity for those seeking peace and privacy combined with practical living.

The property is ready to move into and enjoy, benefitting from no onward chain for a straightforward purchase.

Inside, the home is thoughtfully arranged, with a welcoming living room featuring a charming log burner fire that creates a cosy and inviting atmosphere - perfect for relaxing evenings or entertaining guests.

The good-sized kitchen is designed for both style and functionality, offering ample storage and workspace.



Both bedrooms are generously sized, providing comfortable retreats that are light and airy, ensuring restful nights and plenty of space for personalisation.

The family bathroom is finished to a high standard, with modern fittings and a soothing ambience.

Additional storage and utility needs are easily met with a substantial brick-built outbuilding, ideal for hobbies, a workshop, or extra storage. The property stands on a generous 0.2 acre plot, offering a sense of openness and freedom fitting with such a peaceful setting.

Practicality is further enhanced with a drive way for multiple vehicles, making it convenient for families or those who frequently host visitors.

The location offers the best of both worlds - secluded and serene, yet within reach of essential amenities and local facilities. This is a home that truly stands out for its blend of comfort, character, and practicality, making it perfect for anyone looking to escape the hustle and bustle without compromising on quality or convenience.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



**Study**

With laminate flooring, radiator and window.

**Living room**

With laminate flooring, log burner, open plan to the kitchen, and window.

**Kitchen**

With laminate flooring, shaker style units, laminate worktops, stainless steel sink and tap, space for fridge freezer and plumbing for washing machine and dishwasher, and window.

**Bedroom 1**

With carpet, radiator, and window.

**Bathroom**

With laminate flooring, shower cubicle, bath, toilet, sink on pedestal, towel radiator, and window.

**Bedroom 2**

With carpet, radiator, and window.

**Garden**

Expansive garden of almost 0.2 acres to the rear of the property.

**Driveway**

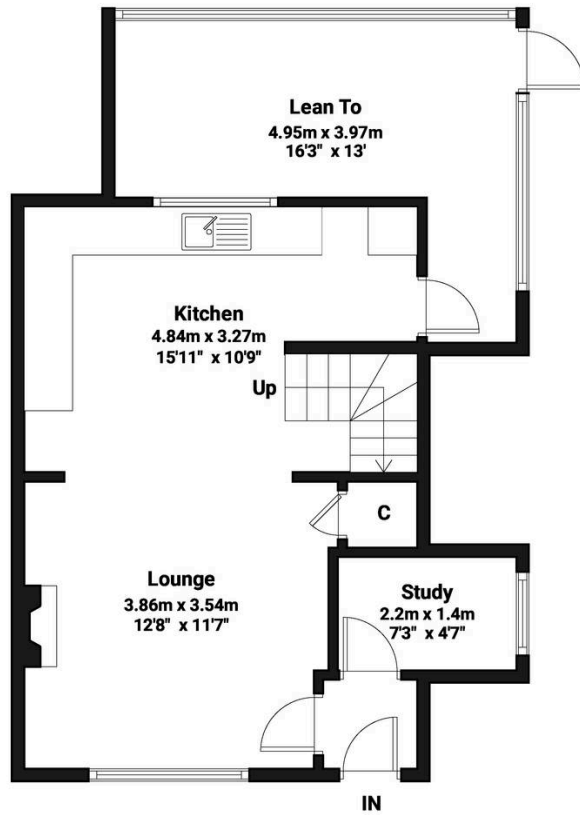
3 Parking Spaces

Driveway to the side of the property with space for multiple vehicles.

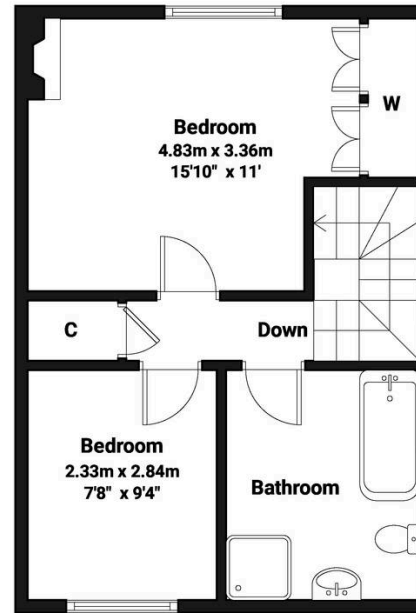








**Ground Floor Approximate Area:**  
504.7 sq ft (46.88 sq mt)



**First Floor Approximate Area:**  
354.6 sq ft (32.95 sq mt)

**23 Channel Road**

**TOTAL APPROXIMATE FLOOR AREA:**  
859.3 sq ft (79.83 sq mt)

**FOR ILLUSTRATION PURPOSES ONLY  
DIMENSIONS ARE APPROXIMATE**



# Wigwam

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