



Maybury Road  
Hull

Guide Price £250,000

 WIGWAM

- Separate living room and dining room
- Fireplace with feature surround
- Modern kitchen
- Family bathroom with bath and shower
- Private rear garden
- Off-street parking and garage

Welcome to this beautifully presented three-bedroom detached house, offering an exceptional blend of comfort, style, and practicality in a sought-after residential location.

From the moment you step inside, you are greeted by a welcoming entrance that leads to a spacious and inviting living room, thoughtfully designed to provide peace and privacy for relaxing evenings or entertaining guests.

The living room is enhanced by a large bay window flooding the room with natural light, and a stunning fireplace with a feature surround, creating a wonderful focal point and a cosy atmosphere, perfect for family gatherings during the cooler months.

Adjacent to the living room, the separate dining room provides an elegant setting for formal dinners or casual meals, with ample space for a large dining table, making it ideal for hosting friends and family.

The kitchen itself is modern and well-equipped, boasting sleek cabinetry, integrated appliances, and generous worktop space, making meal preparation a pleasure and ensuring the heart of the home is both functional and stylish.



Upstairs, the property offers three well-proportioned bedrooms, each thoughtfully designed to maximise natural light and comfort, with plenty of room for storage and personalisation, making them perfect for family members of all ages or for creating a dedicated home office or guest room.

The family bathroom is finished to a high standard, featuring both a bath and a separate shower, allowing for ultimate convenience and a touch of luxury, whether you prefer a quick morning refresh or a relaxing soak at the end of the day.

Additional benefits include off-street parking for multiple vehicles and a garage, providing secure storage and peace of mind for your vehicles and belongings.

The property is ideally located within easy reach of excellent local amenities, including shops, reputable schools, and convenient transport links, ensuring everything you need is close at hand for a comfortable lifestyle.

This delightful home is ready to move into and enjoy, offering a harmonious balance of modern living and timeless charm that is sure to appeal to a wide range of buyers.

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





### **Kitchen**

With tiled floor, handle-less kitchen units, laminate worktop, tiled wall surrounding kitchen area, integrated oven and 4 ring gas hob, wall mounted extractor fan, plumbing for washing machine, sink and tap, window, radiator, and storage cupboard.

### **Living room**

With wooden flooring, fireplace with detailed feature surround, radiator, and bay window.

### **Dining room**

With wood flooring, fire place with detailed feature surround, radiator, and French doors to the rear garden.

### **Bedroom 1**

With carpet, built in wardrobe, radiator, and bay window.

### **Bathroom**

With tiled floor and walls, walk in shower, bath, wash basin on vanity unit, toilet, towel radiator, and window.

### **Bedroom 2**

With carpet flooring, radiator, and window overlooking the rear garden.

### **Bedroom 3**

With carpet flooring, radiator, and window.

### **Garage**

Large detached garage

### **Off street**

3 Parking Spaces

Drive way with parking for multiple vehicles.

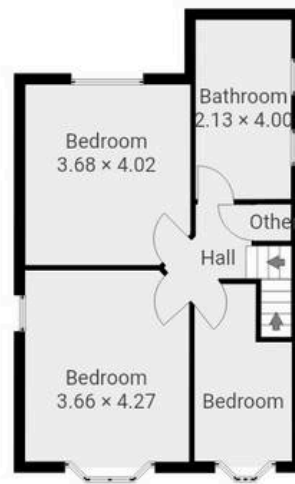














# Wigwam

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