



Patrington Garth, Bransholme  
Hull

Offers Over £100,000

 WIGWAM

## Patrington Garth, Bransholme, Hull

- 3 Bedroom mid-terrace house
- Open plan kitchen - dining room
- Closed private garden with decking and lawn
- Newly installed bathroom with walk in shower
- Outdoor storage
- EPC - C

Welcome to this well presented three-bedroom mid-terraced house, thoughtfully designed for modern family living and located in a highly desirable residential area.

This inviting home is ready to move into and enjoy, offering a blend of contemporary style and practical comfort throughout.

Upon entering, you are greeted by a welcoming hallway that leads to the heart of the property: a spacious open plan kitchen and dining room, perfect for both every-day family meals and entertaining guests.

The kitchen is well-equipped with integrated appliances, ample storage, and sleek work surfaces, ensuring a stylish yet functional space. The adjoining dining area is bathed in natural light, creating a warm and sociable atmosphere ideal for gatherings.

The living room is equally impressive, offering a relaxing retreat with tasteful décor and generous proportions, making it easy to imagine cosy evenings spent with loved ones.

The home also benefits from the addition of a downstairs toilet for extra convenience.



Upstairs, you will find three well-proportioned bedrooms, each thoughtfully designed to provide peace and privacy. The primary bedroom is a tranquil sanctuary, while the additional bedrooms offer versatile space for children, guests, or a home office.

The newly installed bathroom is finished to a high standard, featuring a contemporary walk-in shower and premium fittings, providing a luxurious setting for unwinding at the end of the day.

Practical attributes include excellent energy efficiency with an EPC rating of C, ensuring comfort and lower running costs.

Additional benefits include a large private garden, with seating area and lawn, as well as outdoor storage, ideal for keeping bicycles, sports equipment, or gardening tools neatly tucked away.

This home is conveniently situated close to a range of local amenities, including reputable schools, shops, and public transport links, making every-day living exceptionally convenient.

Whether you are a growing family, a professional couple, or looking to downsize without compromising on space or style, this delightful home presents an exceptional opportunity to secure a property that is ready to welcome you from the very first day.





Non-standard construction - We understand this property is constructed of 'Whimpey-no fines' concrete. Interested parties should speak with a Mortgage Advisor in advance of submitting an offer. Wigwam have an in-house Mortgage Advisor with experience in this area.

#### **Kitchen/Diner**

21' 4" x 10' 2" (6.51m x 3.10m)

With tiled flooring, kitchen units, laminate worktop, integrated electric hob and oven, window, and French doors to the rear garden.

#### **Living room**

15' 9" x 8' 11" (4.81m x 2.71m)

With laminate flooring, window, radiator, and arch way to the dining room.

#### **Bedroom 1**

12' 6" x 12' 10" (3.80m x 3.92m)

With laminate flooring, radiator, and window.

#### **Bedroom 2**

8' 4" x 8' 3" (2.54m x 2.52m)

With laminate flooring, radiator, and window.

#### **Bathroom**

7' 5" x 7' 0" (2.26m x 2.13m)

With laminate flooring, wall covering, walk in shower, wash basin on vanity unit, toilet, towel radiator, and window.

#### **Bedroom 3**

8' 0" x 13' 9" (2.43m x 4.18m)

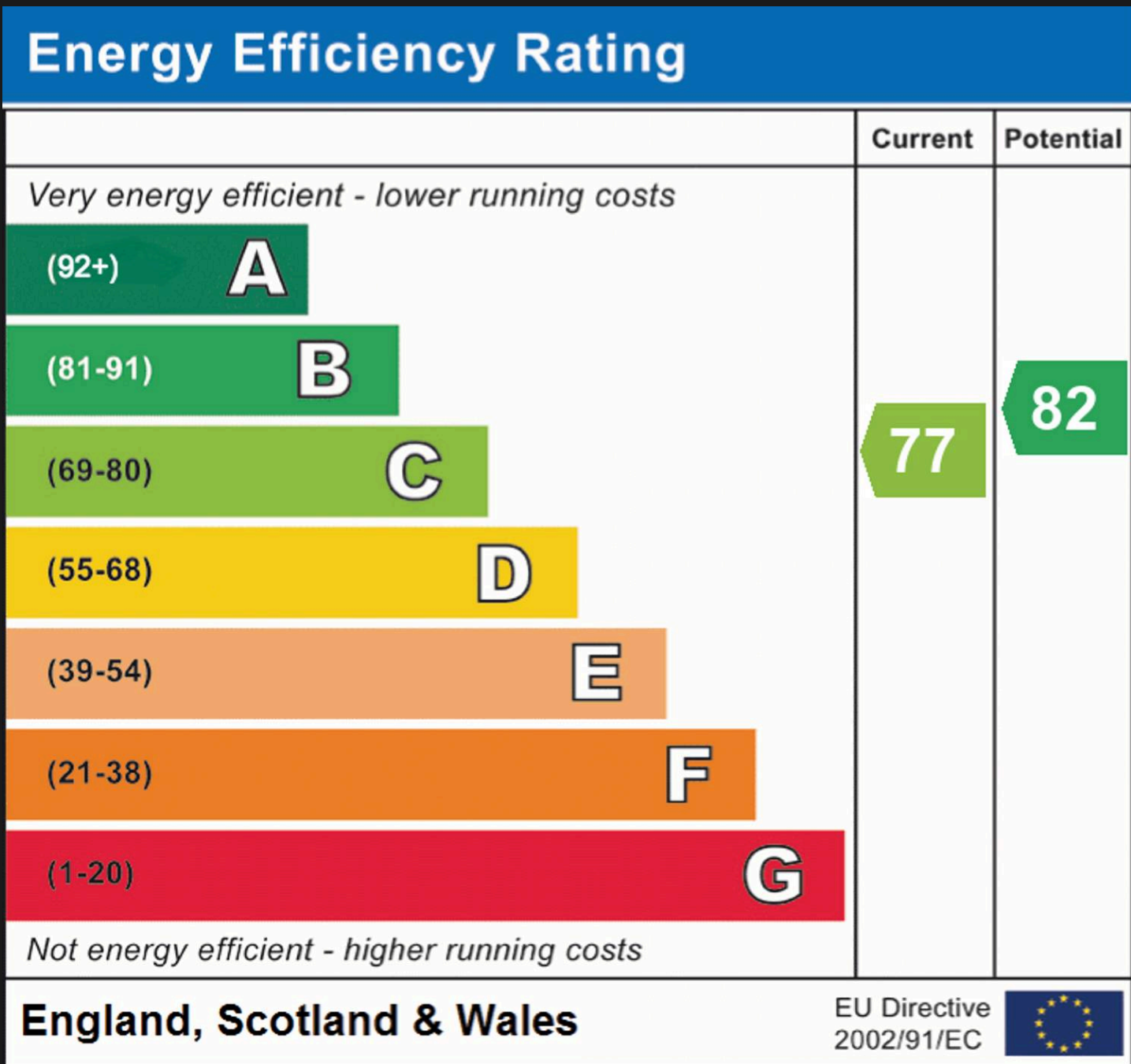
With laminate flooring, radiator, and window.

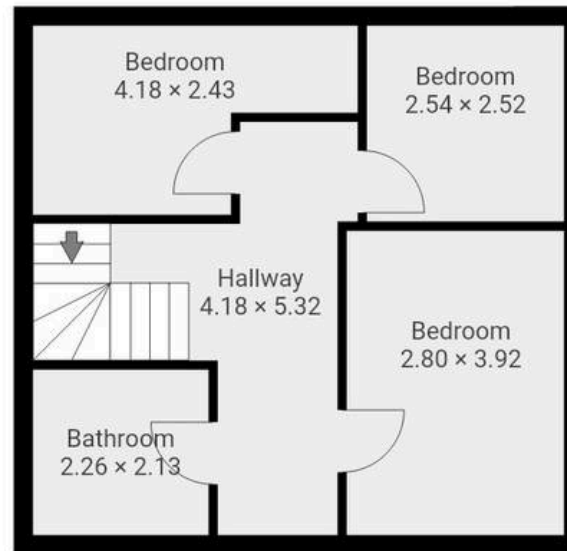
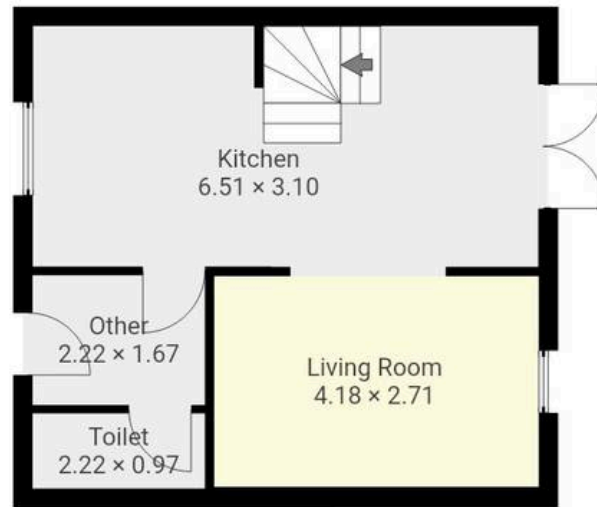


GARDEN

Large private garden with seating area and lawn.

ON STREET







# Wigwam

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