



Linthorpe Grove, Willerby
Hull

Guide Price £140,000 – £150,000

WIGWAM

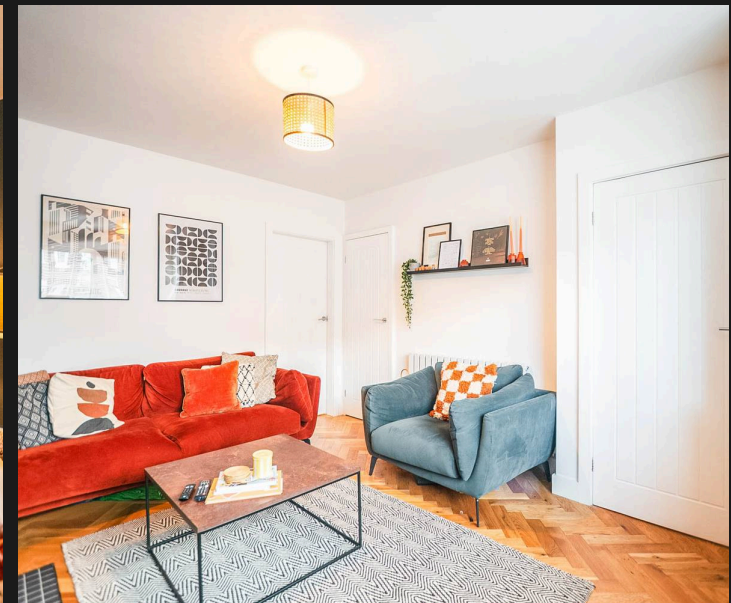
- 2 Bedroom mid-terrace house in the popular Willerby area
- Private rear garden with patio, lawned area, and storage shed
- Herringbone wood flooring downstairs, giving additional luxury
- Spacious living room with feature fireplace and flooded with natural light
- Modern kitchen with integrated appliances and space for dining room table
- Master bedroom with built-in mirrored wardrobe for additional convenience
- Parking at the rear with access via 10 foot
- Modern fitted bathroom with shower over bath and tiled walls

Guide price - £140,000 - £150,000 - Beautifully presented and thoughtfully designed, this stylish two-bedroom mid-terrace house is situated in the highly sought-after Willerby area, offering an exceptional blend of comfort, convenience, and contemporary living.

Upon entering, you are greeted by the luxurious herringbone wood flooring that flows seamlessly throughout the downstairs, creating a warm and inviting atmosphere.

The spacious living room is a true highlight, featuring a striking fireplace as its focal point and benefitting from an abundance of natural light that enhances the sense of space and tranquillity.

The modern kitchen is both functional and elegant, fully equipped with integrated appliances and ample counter space, making it ideal for meal preparation and entertaining guests.



Upstairs, the master bedroom impresses with a built-in mirrored wardrobe, providing generous storage.

The second bedroom offers versatility, making it suitable as a guest room, nursery, or dedicated home office.

The contemporary fitted bathroom is finished to a high standard, featuring a shower over the bath and tiled walls that create a sleek retreat.

Additional benefits include convenient parking at the rear of the property, with access via a ten-foot, ensuring additional ease.

Located close to excellent local amenities, reputable schools, and transport links, this home is perfectly positioned for both relaxation and practicality.

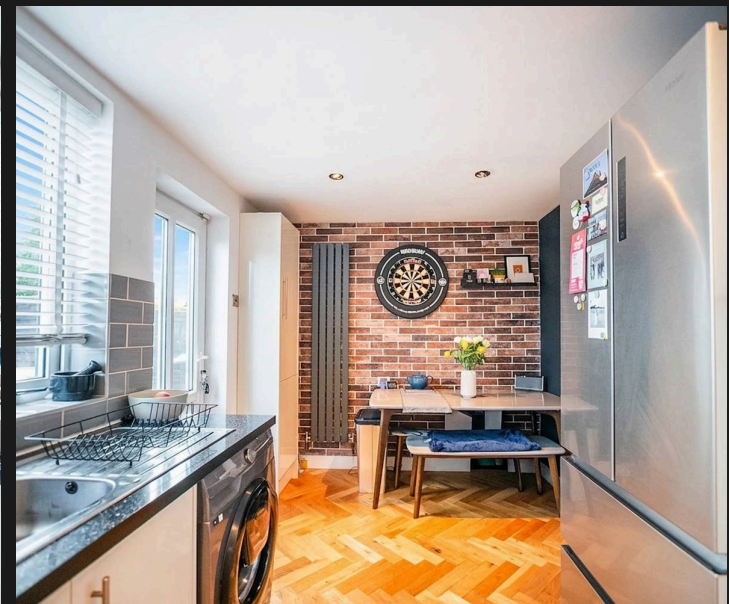
Ready to move into and enjoy, this charming home combines modern comforts with timeless appeal, making it an outstanding choice for first-time buyers, young professionals, or those seeking to downsize without compromise.

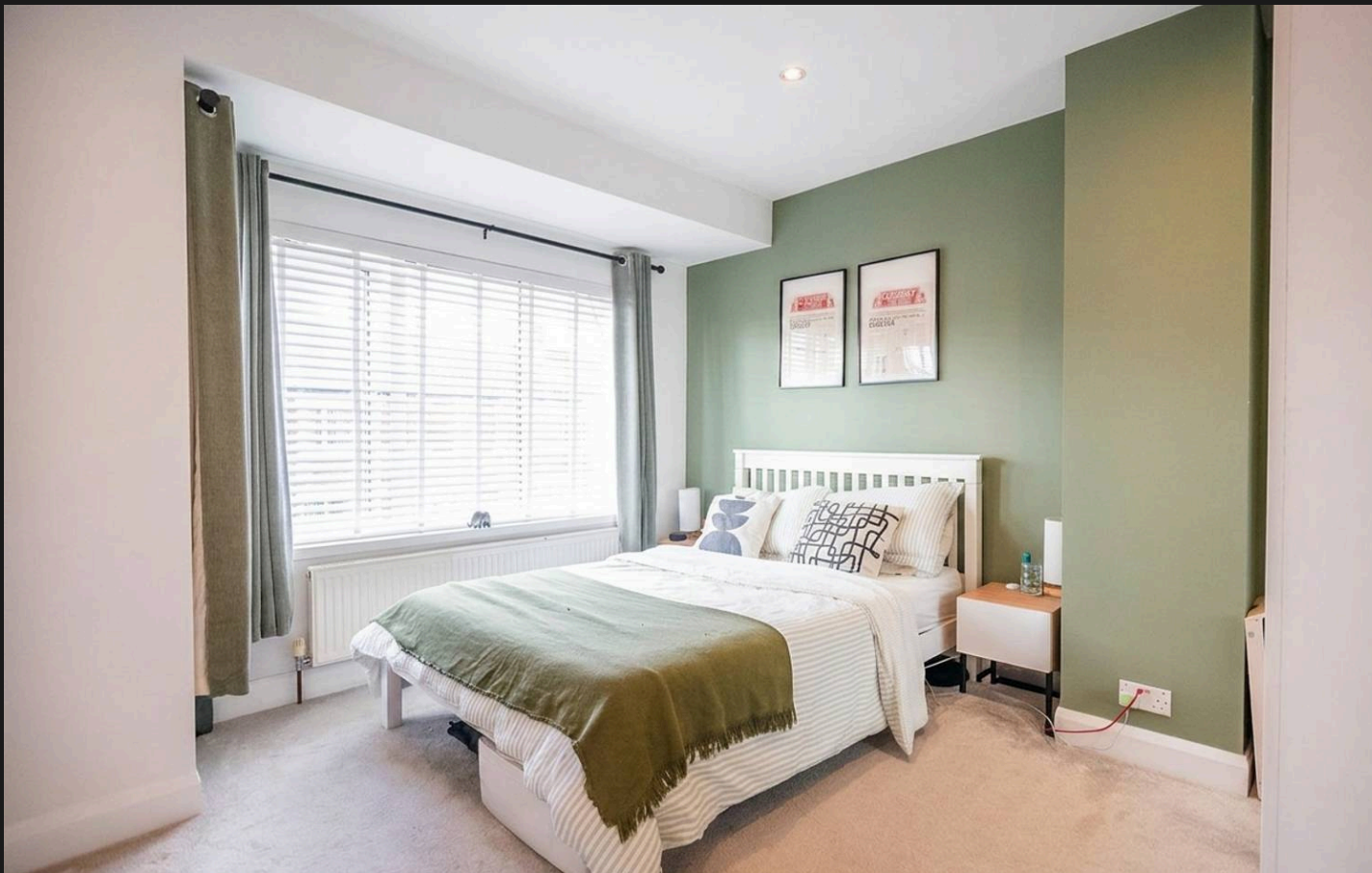
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Kitchen

With wood herringbone flooring, kitchen units with laminate worktop, half tiled wall including splashback, integrated oven and microwave, 4 burner gas hob, wall mounted extractor fan, 1 bowl stainless steel sink and tap, plumbing for washing machine, feature wall with brick slips, vertical anthracite radiator, window, and French doors into the rear garden

Living Room

With wood herringbone flooring, feature fireplace with hearth, window, and radiator

Bedroom 1

With carpet, built in sliding wardrobe with full length mirror, radiator, and window

Bathroom

With tiled floor, P-shaped bath with shower and tiled wall surround, wash basin on vanity unit, toilet, window, and towel radiator

Bedroom 2

With laminate flooring, radiator, and window

Garden

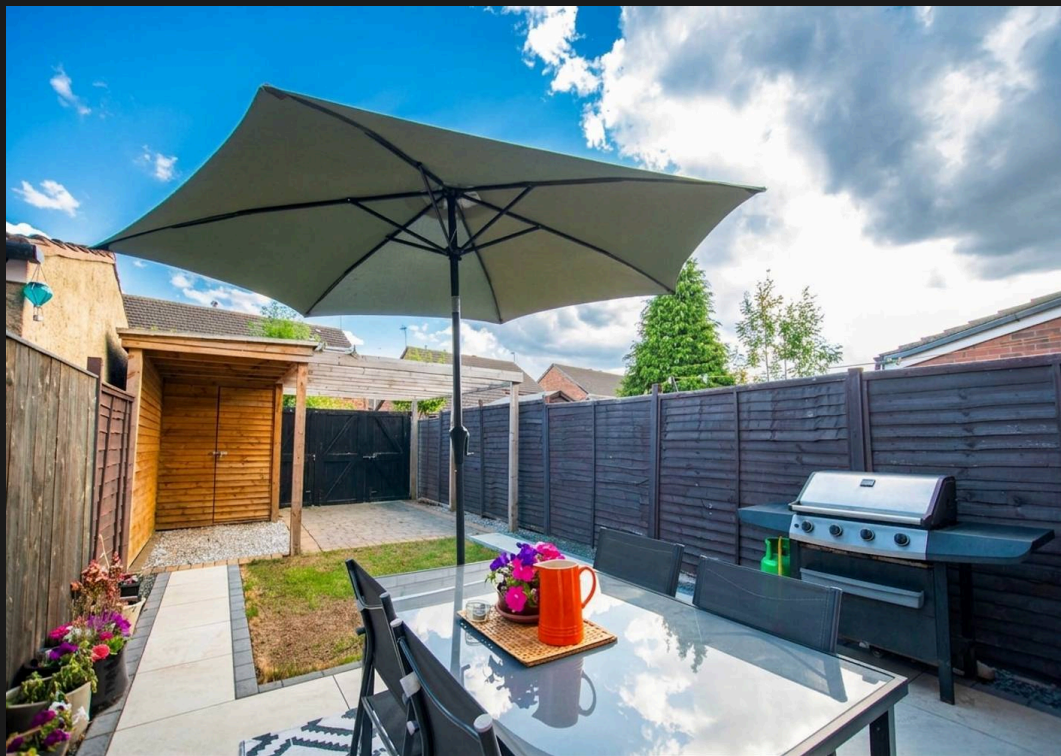
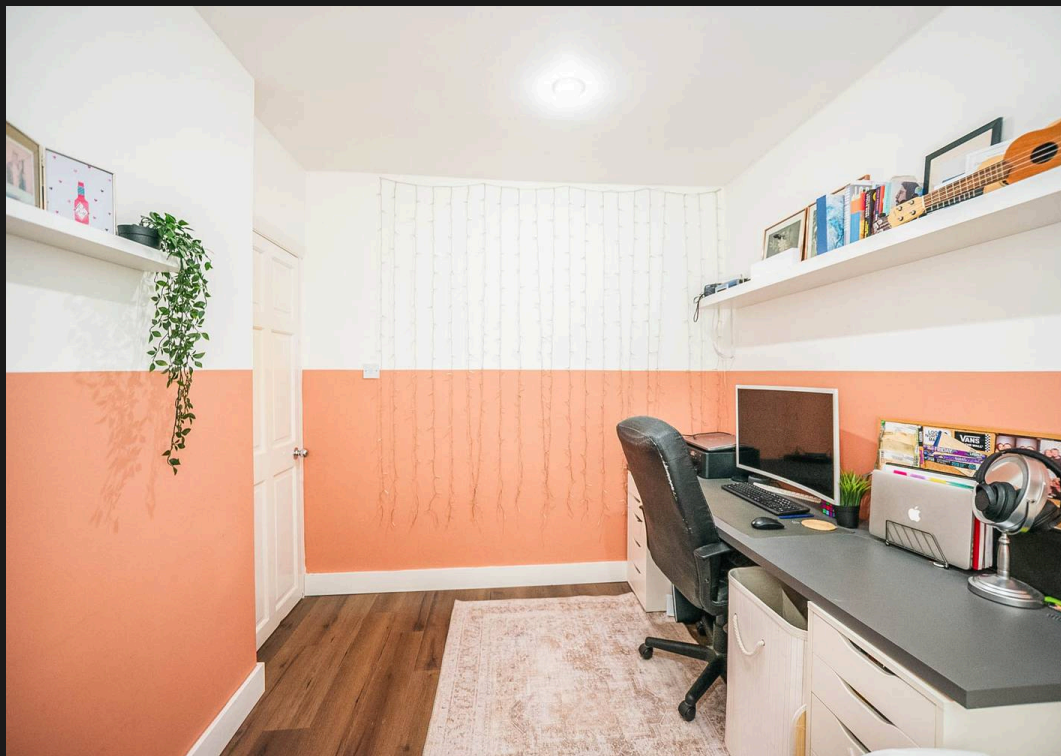
Large private garden to the rear with patio and lawn, along with storage building

Off street

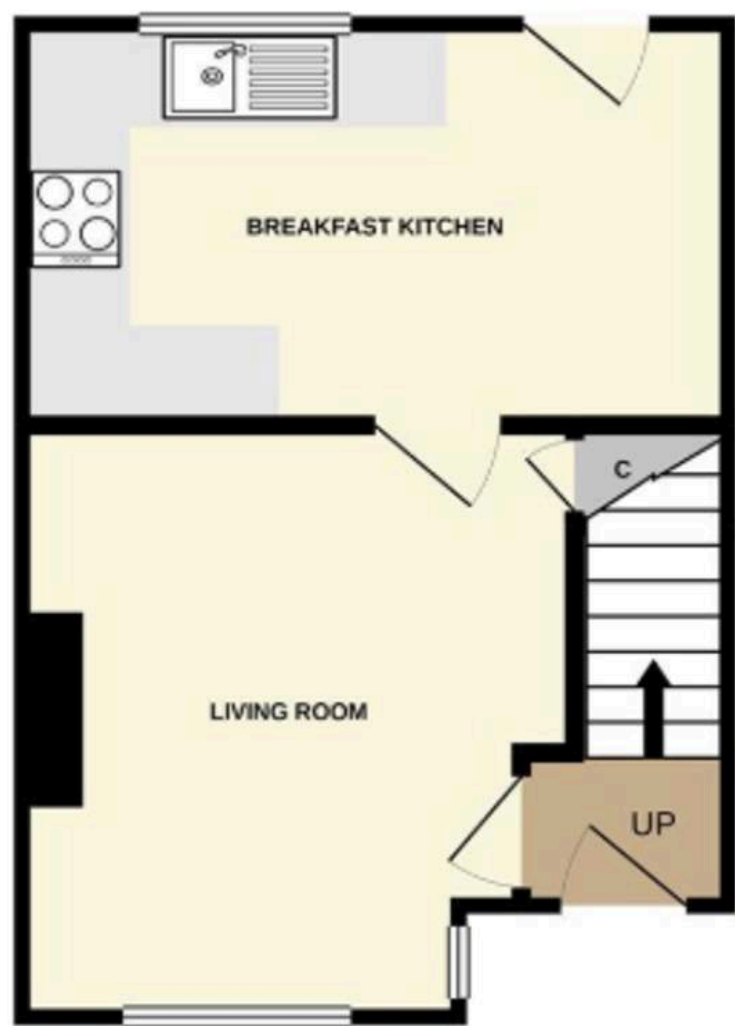
Parking for single vehicle at the rear of the property, with access via 10-foot



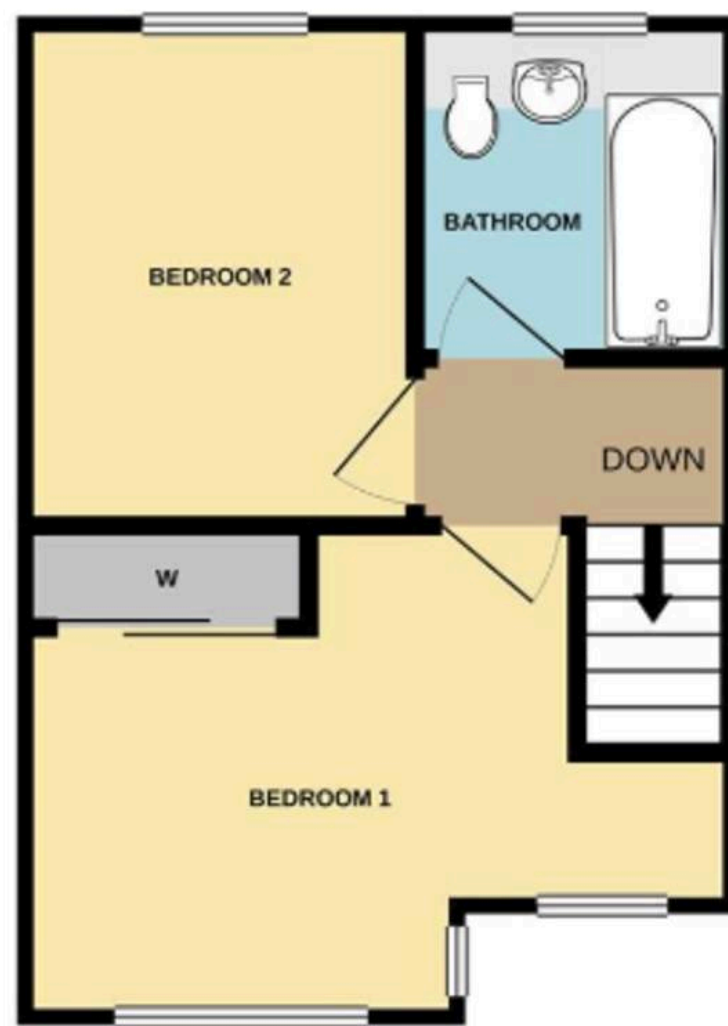


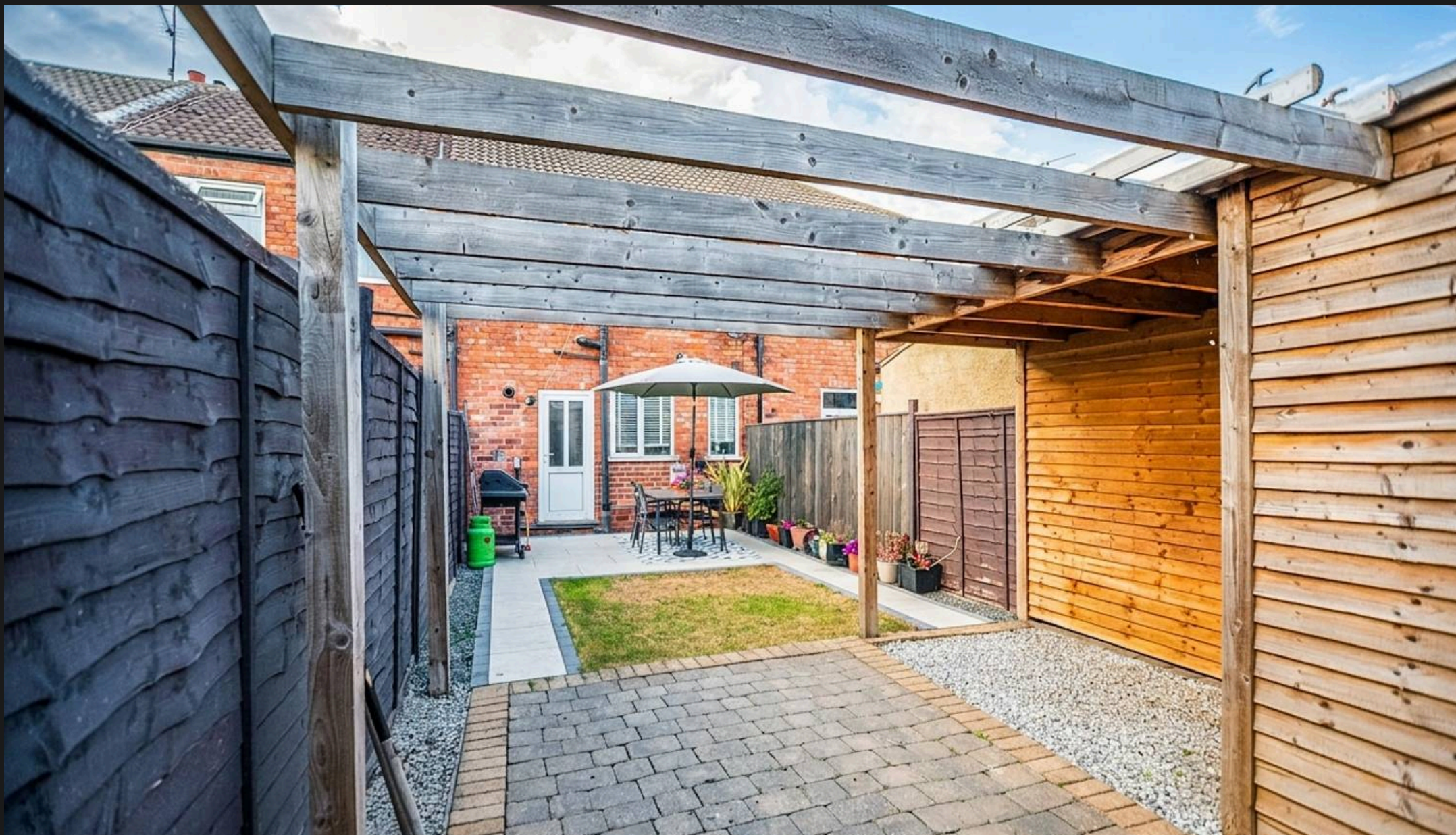


GROUND FLOOR



1ST FLOOR





Wigwam

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