



**WIGWAM**  
HOMES



613 Anlaby Road, Hull, HU3 6SU

01482 50 51 52

hulloffice@wigwamhomes.co.uk

wigwamhomes.co.uk

## Malham Avenue, HU4 6AR



**£280,000**



Wigwam Homes are proud to present this beautiful, classic semi-detached four bedroom family home to the market. Boasting a truly expansive plot with driveway and large garage, and a beautifully maintained spacious garden, this is the perfect family home. Additionally comprising to the ground floor two lovely reception rooms, a fantastic size kitchen, and access to understairs storage. Upstairs, there are four sizeable bedrooms, three of which easily fit a double bed, and a family shower room. Located on Malham Avenue, just off Anlaby Road, in a peaceful cul-de-sac location with close proximity to a wide variety of shops and amenities available on Calvert Lane and Spring Bank West. Popular schools, such as Acre Heads and Eastfield, are a short distance away. Excellent transport links around Hull and the surrounding areas are available.

### Property HIGHLIGHTS

- Four brilliant bedrooms
- Two fantastic size reception rooms
- Expansive, lengthy kitchen
- On a huge plot with driveway and garage
- Amazing location

613 Anlaby Road, Hull, HU3 6SU

01482 50 51 52

hulloffice@wigwamhomes.co.uk

f i n wigwamhomes.co.uk





613 Anlaby Road, Hull, HU3 6SU

01482 50 51 52

hulloffice@wigwamhomes.co.uk

f i l n wigwamhomes.co.uk



613 Anlaby Road, Hull, HU3 6SU

01482 50 51 52

hulloffice@wigwamhomes.co.uk

wigwamhomes.co.uk



**WIGWAM**  
HOMES



## Property DETAILS

### **Lounge, 12' 8" x 12' 2" (3.86m x 3.71m)**

A fantastic size lounge with wood effect flooring throughout. Boasting a television point and wall mount, feature fireplace, radiator, and large bay window to the front of the property.

### **Second Reception Room, 10' 10" x 15' 9" (3.30m x 4.80m)**

Another brilliant size living room with carpet fitted throughout. With radiator, wall outlets, and large windows/door to the rear garden.

### **Kitchen/Dining Room, 7' 8" x 19' 6" (2.34m x 5.94m)**

Fantastic modern kitchen with tile effect flooring. Featuring a range of wood effect base, wall and drawer units, contrasting worktops, integrated oven/hob/extractor, sink, radiator, and windows to the rear and side. With dining area at the rear with plenty of room for a dining set.

### **Bedroom One, 10' 11" x 12' 4" (3.32m x 3.76m)**

A brilliantly sized master double bedroom with carpet fitted throughout. With integrated wardrobes, radiator, television point, and large bay window overlooking the front.

### **Bedroom Two, 10' 0" x 12' 8" (3.05m x 3.86m)**

Another spacious double bedroom with carpet fitted throughout. Boasting integrated storage, radiator, and large windows overlooking the beautiful garden.

### **Bedroom Three, 7' 9" x 10' 1" (2.36m x 3.07m)**

Additional spacious double bedroom with carpet fitted throughout, radiator, and large windows overlooking the rear garden.

### **Bedroom Four, 7' 7" x 8' 0" (2.31m x 2.44m)**

With carpet fitted throughout and comprising radiator, wall outlets, and bay window overlooking the front.

### **Shower Room, 5' 1" x 8' 7" (1.55m x 2.61m)**

A stylish modern shower room with tiled floor and partially tiled walls. Comprising toilet, washbasin, heated towel rail, and walk-in shower. With obscured window to the side.

### **Outside,**

The rear provides access to a beautiful lawned garden extending far back. With access to paved patio area for socialising, and the large garage. The front provides access to a low maintenance front yard, and the driveway. The garage can be accessed through the metal gate.

### **Important Information,**

EPC: E Council Tax: C Viewings: Strictly by appointment only made with the sole agent Wigwam Homes.

### **Free In-Person Property Valuations,**

Do you have a property you want to sell? We at Wigwam Homes would be delighted to provide you with a FREE, NO-OBLIGATION in-person appraisal of your property. Simply arrange a time with us for a visit and we will carry out an assessment of the property's market price and quote our other services. Submit a valuation request on our website, or call us today to speak to one of our friendly and experienced valuers!



Registered Address: 613 Anlaby Road, Hull, HU3 6SU

Company number: 08768041

Properties for Sale by Region | Properties to Let by Region | Privacy Policy