



## 118 New Bridge Road, Hull, HU9 2NH Offers in excess of £80,000

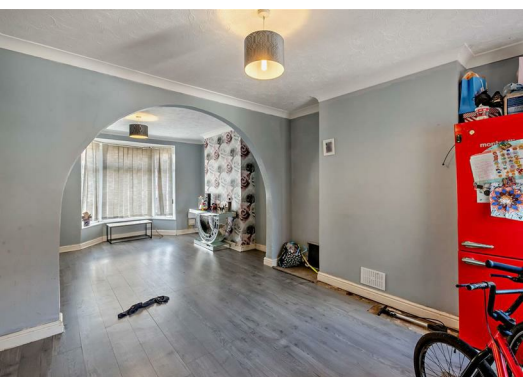
Goodmove are delighted to present this three bedroom end terrace house for a quick sale.

This property presents a fantastic investment opportunity and it is sold with a tenant in situ and generates a healthy yield of 8.45%.

This mid-terrace property on New Bridge Road comprises three bedrooms, an open plan living dining room and a family bathroom.

Newbridge Road is located between Holderness Road and Mount Pleasant just over a mile east of Hull City Centre which offers easy access to Garrison Road and the A63. Excellent shopping facilities are available on Holderness Road and primary and comprehensive schooling are within a short walk. Regular bus services are nearby.

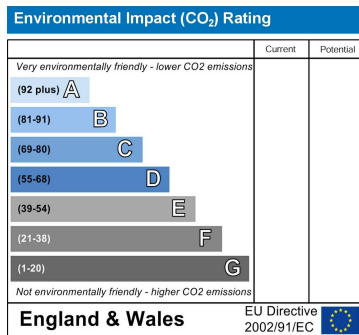
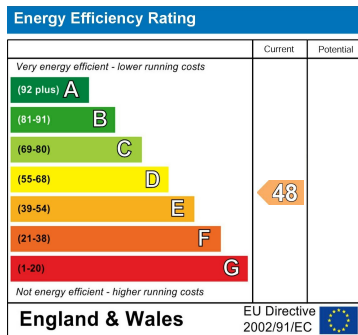
The property has been attractively priced to promote a quick sale and would invite all buyers in a position to proceed to view. Please call for more information.





**Disclaimer**

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



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