

Buy. Sell. Rent. Let.



East Park Avenue , Hull



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When it comes to
property it must be


lovelle



£125,000



Ideal property for the investor client or owner occupiers. Enjoying a highly popular location close to the delightful East Park Avenue and with close links to Holderness road. TENANT IN SITU currently paying £6540 per annum. Traditional three bed

Key Features

- Ideal Family Home Or Investment
- Tenant In Situ currently Paying £6540 per annum
- Traditional Three Bed Terrace
- Excellent Location close To East Park And Holderness road
- Two Reception rooms
- Modern Kitchen
- EPC rating C
- Council Tax Band - A
- Tenure: Freehold



Ideal property for either the investor client or owner occupiers. Enjoying a highly popular location close to the delightful East Park Avenue and with close links to Holderness road. TENANT IN SITU currently paying £6540 per annum. Traditional three bed terrace with two reception rooms and a modern kitchen. Council Tax Band - A. EPC - C

Hall

Entered through a traditional timber door the hallway with a laminate floor and a carpeted flight of stairs rising to the first floor leads to..

Lounge

4.01m x 3.4m (13'2" x 11'2")

To the front of the property with the benefit of a walk in bay fitted with a UPVC double glazed window. Carpeted floor and a central heating radiator.

Sitting/Dining room

4.01m x 3.91m (13'2" x 12'10")

With ample space for a family sized dining table and chairs. Carpeted floor, central heating radiator and a UPVC double glazed window.

Kitchen

3.01m x 3.2m (9'11" x 10'6")

fitted with a matching modern range of wall and base units with contrasting work surfaces fitted over.

Landing

With a carpeted floor the landing allows access to...

Bedroom one

5.06m x 3.43m (16'7" x 11'4")

The first double bedroom to the front of the property has two UPVC double glazed windows, central heating radiator and carpeted floor.

Bedroom two

2.27m x 3.33m (7'5" x 10'11")

A pleasant light room with a central heating radiator, UPVC double glazed window and a carpeted floor.

Bedroom three

3.03m x 3.15m (9'11" x 10'4")

The third bedroom quietly located to the rear of the property has a central heating radiator, UPVC double glazed window and a carpeted floor.

Bathroom

3.33m x 1.52m (10'11" x 5'0")

Fitted with a matching three piece suite comprising panelled bath with shower attachment, low level flush W.C and a pedestal wash basin. Laminate effect cushioned flooring is complimented with splash boarding to the water sensitive areas. Central heating radiator and an extractor fan.

Front of the property

A traditional forecourt style front garden laid for ease of maintenance

Rear yard

Laid for ease of maintenance with garden walling defining the boundary. A timber gate allows for pedestrian access.

Services

Gas and Electricity are supplied. No Services have been tested

Local Authority

This property falls within the geographical area of Hull City Council - 01482 300300. <http://www.hull.gov.uk/>

Tenure

The tenure for the property is freehold.

Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01482 781188. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

How To Make An Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt out at any time by simply contacting us. For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation.

Mortgage advice

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01482 781188 to arrange an appointment.

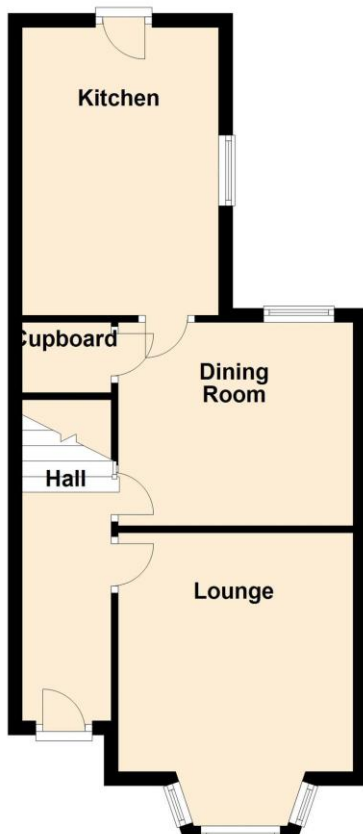
Energy Performance certificate

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

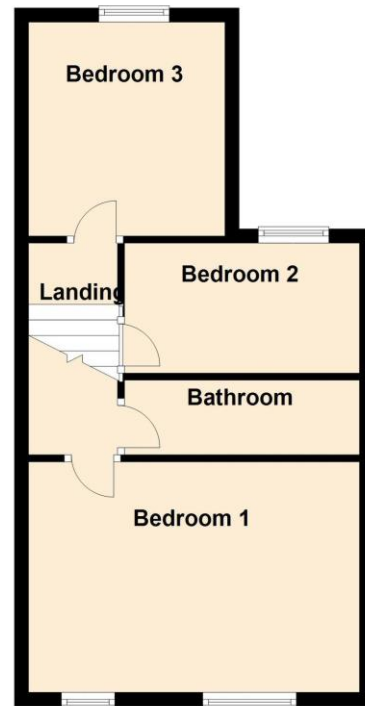
Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate and taken using a laser measure. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

Ground Floor



First Floor



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it must be


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