



SYMONDS + GREENHAM

Estate and Letting Agents



102D Maplewood Avenue, Hull, HU5 5YF

£49,500

LONG-STANDING TENANT PROVIDING IMMEDIATE RENTAL INCOME - ALLOCATED PARKING SPACE FOR RESIDENTS - EXCELLENT INVESTMENT OPPORTUNITY IN A VIBRANT LOCATION

Welcome to this charming ground floor studio apartment located on Maplewood Avenue in Hull. This property presents an excellent investment opportunity, particularly appealing for those looking to expand their portfolio. The flat features a well-designed living area that seamlessly integrates with the kitchen, providing a functional space for both relaxation and culinary pursuits. The bathroom is conveniently situated, ensuring comfort and privacy. One of the standout features of this property is the long-standing tenant, which offers immediate rental income for prospective buyers. This stability can be a significant advantage for investors looking for a hassle-free addition to their portfolio.

Additionally, the apartment comes with an allocated car parking space for residents, a valuable asset in urban living, ensuring convenience and ease of access.

In summary, this studio apartment on Maplewood Avenue is not only a delightful living space but also a promising investment opportunity in a vibrant area of Hull. If you are an investor, this property is worth considering.

LIVING AREA

14'7 x 8'7 max (4.45m x 2.62m max)

With space for double bed, space for sofa, space for units and TV, space for small dining table

KITCHEN

8'6 x 5'11 max (2.59m x 1.80m max)

With base to eye level units, work top surfaces, sink and draining unit, space for washer, electric hob, tiled to splash back areas

BATHROOM

8'5 x 4'2 (2.57m x 1.27m)

Featuring a shower cubical, low level w/c, pedestal hand basin and tiled to splash back areas

DRESSING ROOM/STORAGE AREA

With storage space

OUTSIDE

The property benefits from having a allocated residents parking spaces

CENTRAL HEATING

The property has the benefit of electric central heating (not tested).

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band "A"

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

Symonds + Greenham have been informed that this property is Leasehold.

If you require more information on the tenure of this property please contact the office on 01482 444200.

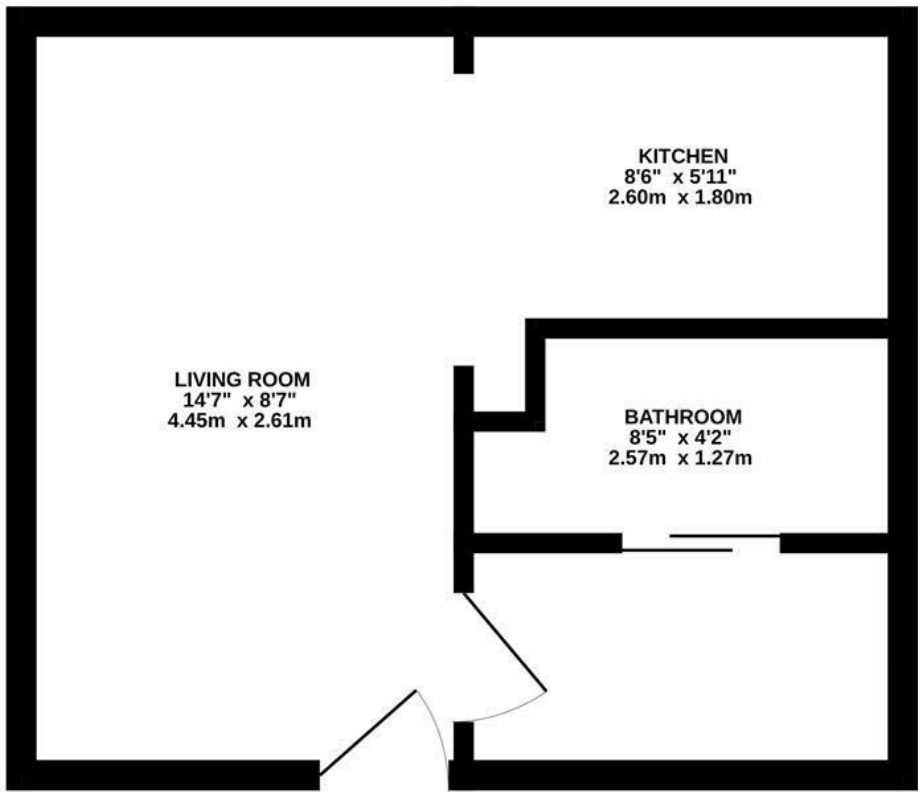
DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

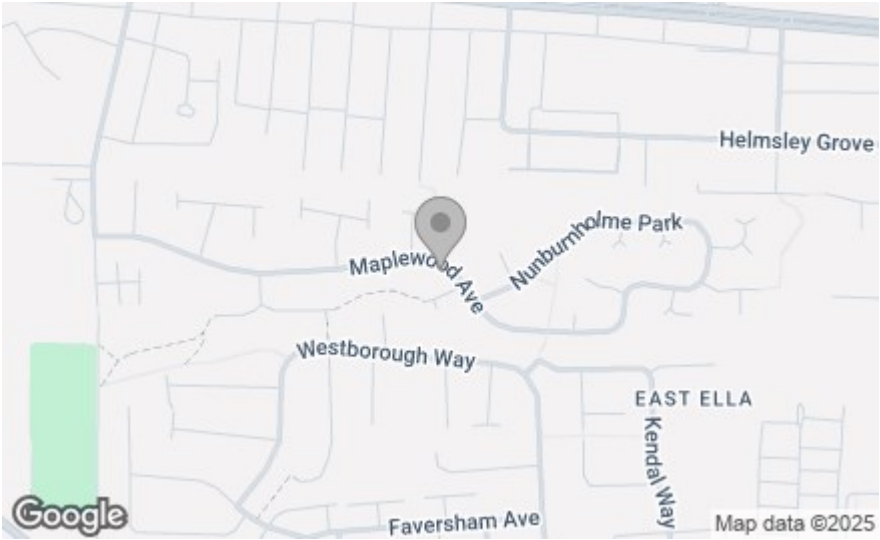
VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |