



SYMONDS + GREENHAM

Estate and Letting Agents



8 Pemberton Gardens, Folkestone Street, Hull, Yorkshire HU5 1BS **Offers over £70,000**

PERFECT FOR AN INVESTOR - TWO DOUBLE BEDROOMS - CURRENTLY TENANTED ACHIEVING £560 PCM

This mid-terraced home would be the perfect investment. Conveniently situated off Beverley Road close to well regarded schools and local amenities and with good transport links to Hull city centre. The property benefits from UPVC Double glazing, gas central heating and briefly comprises living room, kitchen, utility room, bathroom and two double bedrooms.

DON'T MISS OUT ON THIS BRILLIANT INVESTMENT...CALL ASAP!

GROUND FLOOR

LIVING ROOM

12'5 max x 12'2 max (3.78m max x 3.71m max)

with door way to...

KITCHEN

12'1 max x 7'9 max (3.68m max x 2.36m max)

with a range of eye level and base level units with complimenting work surfaces, stainless steel sink and drainer unit, electric cooker, gas hob, space for cooker, plumbing for washing machine, stairs to first floor and door to...

UTILITY ROOM

with a range of eye level and base level units with complimenting work surfaces, door to rear yard and door to...

BATHROOM

with low level WC, pedestal hand basin, panelled bath with over head shower, tiled to splash back areas

FIRST FLOOR

BEDROOM 1

12'2 max x 9' max (3.71m max x 2.74m max)

BEDROOM 2

9'7 max x 9'2 max (2.92m max x 2.79m max)

OUTSIDE

The property benefits from a rear yard.

CENTRAL HEATING

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

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

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

COUNCIL TAX BAND

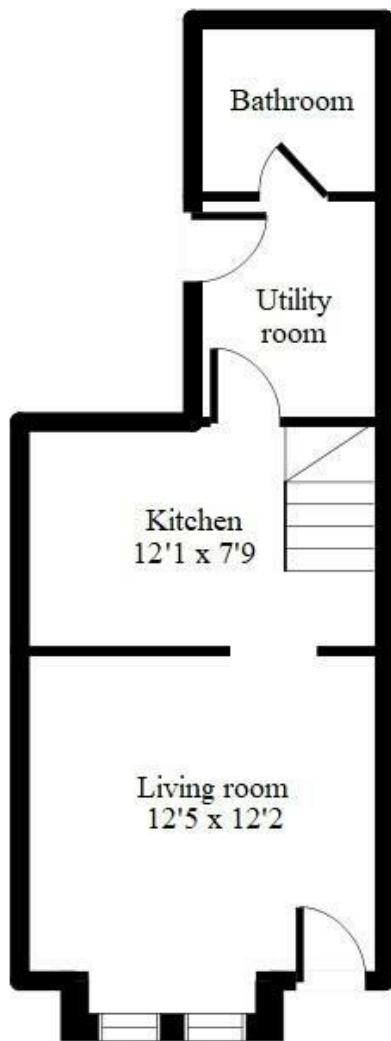
Symonds + Greenham have been informed that this property is in Council Tax Band A.

DISCLAIMER

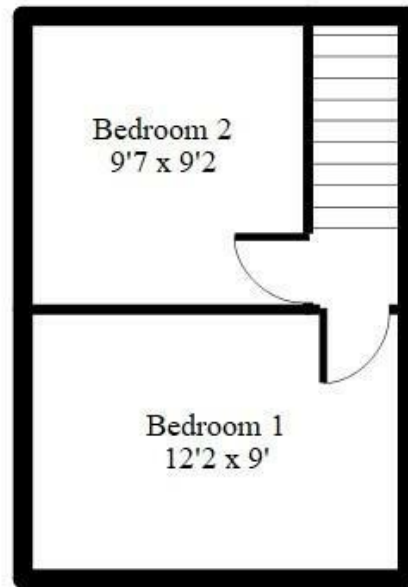
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

VIEWINGS

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



Ground floor



First floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(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		
(02 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	

