



71 Strathmore Ave Kingston upon Hull, HU6 7HN

Offers In The Region Of £150,000



Great Investment Opportunity with Long Term Tenants in-situ... Achieving £575 pcm.

Good Sized and Well Maintained, Three Bedroom Property with Garage and Substantial Rear Garden.

Popular Location on Beverley High Road with Good Transport Links in and out of Hull City Centre and Beverley.

Local Amenities, Well Regarded Nearby Schools, Local Supermarket and a short drive to Kingswood Retail Park.

Description



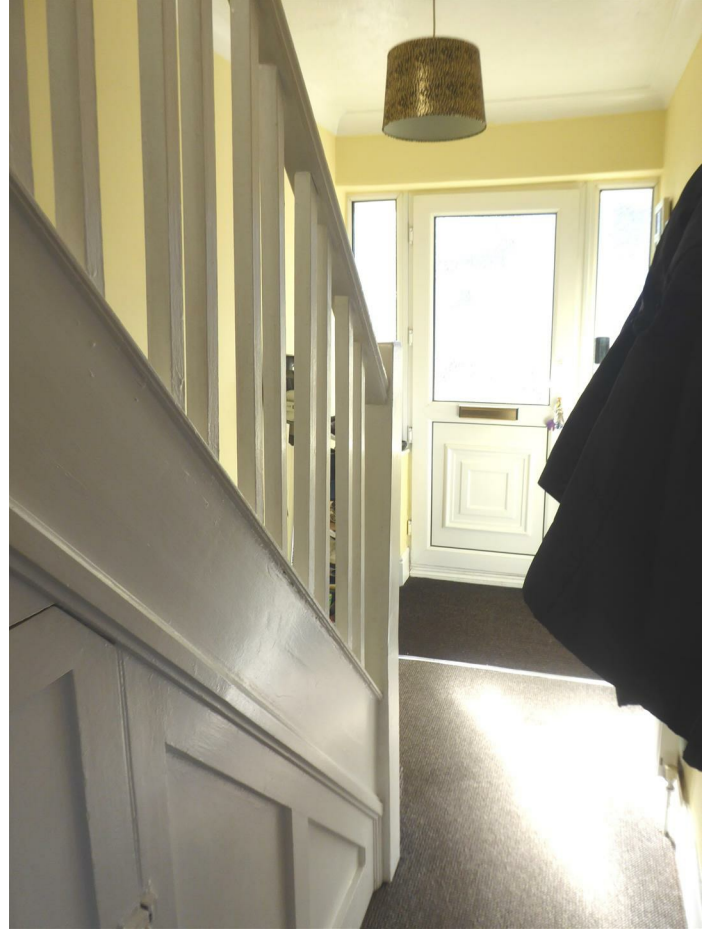
The property briefly comprises of ...Entrance Hallway, Lounge, Dining Room, Kitchen, Conservatory, Stairs to First Floor Landing, Master Bedroom, Bedrooms Two and Three and Family Bathroom.

The property has full UPVC Double Glazing and Gas Central Heating.

There is a Substantial Rear Garden with Garage and Shared Driveway.

To the front of the property there is a walled, low maintenance area leading to the entrance.

Hallway



UPVC Double Glazed door leading into the Entrance Hall, wall mounted radiator, stairs to first floor landing and under stairs storage, doors leading to ...

Lounge 13'1" into bay x 11'9" into recess (4.0 into bay x 3.6 into recess)



UPVC double glazed walk in bay window to front aspect, feature fire surround and wall mounted radiator.

Dining Room 17'4" x 8'6" (5.3 x 2.6)

UPVC double glazed window to rear aspect, wall mounted radiator and door leading into...

Kitchen 9'6" x 6'6" (2.9 x 2.0)



UPVC double glazed window to rear aspect, range of wall and base units, partial tiling, stainless steel sink unit, spaces for washing machine and fridge freezer. Integrated gas hob, electric oven and overhead extractor unit. Further door leading into ...

Conservatory

UPVC double glazed with access to the rear garden.

First Floor Landing

UPVC double glazed window to side elevation, doors leading into ...

Master Bedroom 13'1" into bay x 10'5" into recess (4.0 into bay x 3.2 into recess)

UPVC double glazed walk in bay window and wall mounted radiator.

Bedroom Two 10'5" x 8'6" (3.2 x 2.6)

UPVC double glazed window to rear elevation and wall mounted radiator.

Bedroom Three 6'6" x 6'2" (2.0 x 1.9)

UPVC double glazed window to front elevation and wall mounted radiator.

Family Bathroom



UPVC double glazed window to rear elevation, bath with shower over, wash hand basin, low level flush W/C and wall mounted heated towel rail/radiator with partial tiling to walls.

External Rear



Fencing to boundaries with some trees and shrubs, path and patio area. Side access gate to the shared driveway.

Garage

Window and personnel door with vehicle access through up-and-over door.

Front Garden

With paved low maintenance area, walled to boundaries.

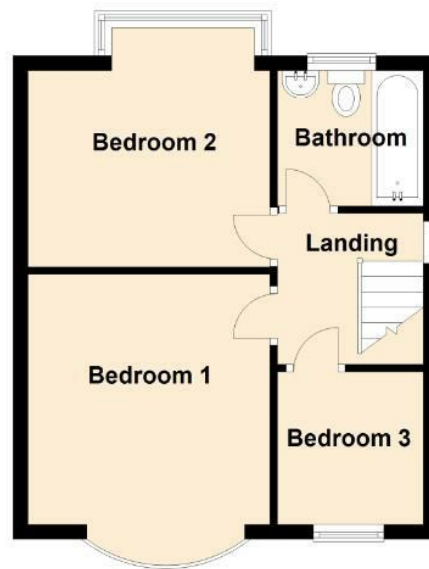
Ground Floor

Approx. 49.2 sq. metres (529.4 sq. feet)

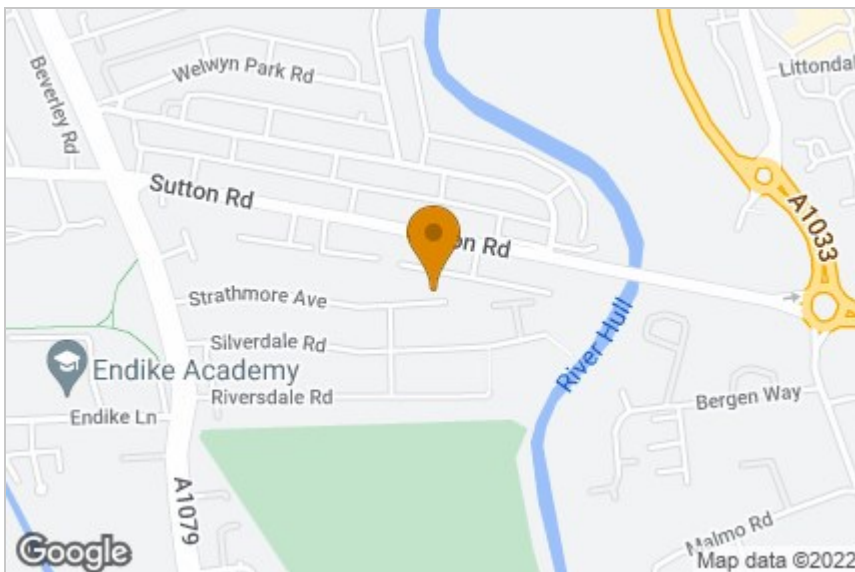


First Floor

Approx. 33.9 sq. metres (364.7 sq. feet)



Total area: approx. 83.1 sq. metres (894.0 sq. feet)



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		
	61	84
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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