

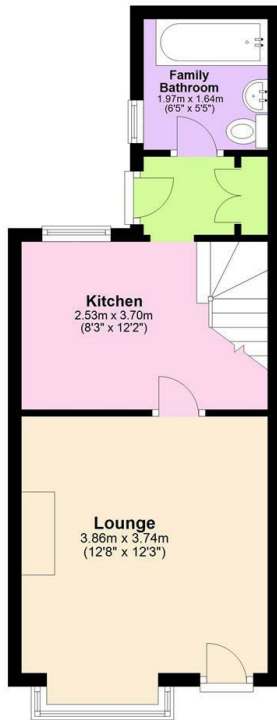


## 4 Alma Avenue, Folkstone Street, Hull, HU5 1BW

£82,000

- Mid-Terrace Property
- Enclosed Rear Yard
- No Onward Chain
- EPC rating C
- Two Double Bedrooms
- On Street Parking
- Ideal for Investors
- Ground Floor Bathroom
- Close to University
- Tenant in Situ - Currently achieving £525pcm

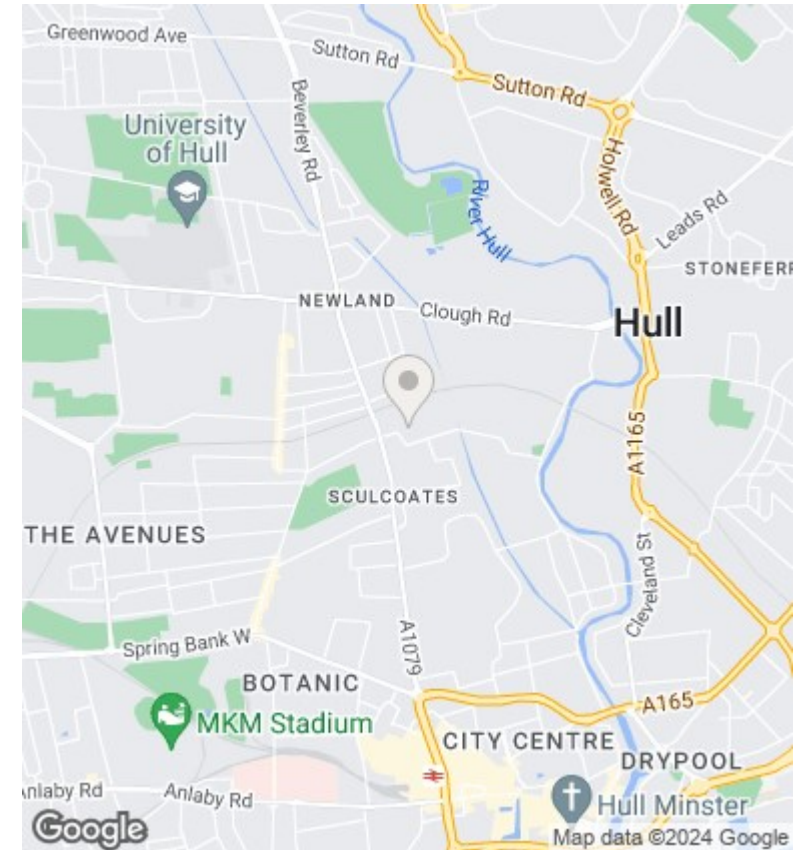
**Ground Floor**  
Approx. 30.4 sq. metres (327.0 sq. feet)



**First Floor**  
Approx. 24.2 sq. metres (260.6 sq. feet)



Total area: approx. 54.6 sq. metres (587.6 sq. feet)



## Directions

## Viewings

Viewings by arrangement only.  
Call 01482307007 to make an appointment.

## Council Tax Band

B

## EPC Rating:

C

| Energy Efficiency Rating                           |  | Current                    | Potential |
|--|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                            |           |
| (92 plus) <b>A</b>                                 |  |                            | <b>87</b> |
| (81-91) <b>B</b>                                   |  |                            |           |
| (69-80) <b>C</b>                                   |  | <b>69</b>                  |           |
| (55-68) <b>D</b>                                   |  |                            |           |
| (39-54) <b>E</b>                                   |  |                            |           |
| (21-38) <b>F</b>                                   |  |                            |           |
| (1-20) <b>G</b>                                    |  |                            |           |
| <i>Not energy efficient - higher running costs</i> |  |                            |           |
| <b>England &amp; Wales</b>                         |  | EU Directive<br>2002/91/EC |           |