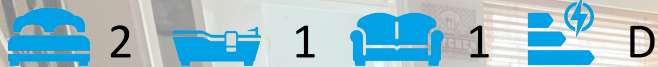




## 21 Hereford Street, Hull, HU4 6QH Asking Price £73,000



### INVESTMENT PROPERTY FOR SALE

Good-sized & well-presented 2-bedroom house with current tenant in situ who have a proven track record of paying on time and in full.

Property comprises of good-sized lounge, large kitchen through to a downstairs bathroom with bath & shower, small yard to the rear & 2 double-bedrooms.

Current tenants paying £450pcm, producing a gross yield of 7.3%.  
Potential annual income of £7,140.

### VIEWING

To arrange a viewing on this property or require further information please contact one of our team on 01482 342445





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