



149A Cranbrook Avenue, Hull, HU6 7TT

Offers Around £250,000

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INVESTMENT PROPERTY FOR SALE

With six well-proportioned bedrooms is ideal for the smart investor looking for an established House in Multiple Occupation (HMO). The property features two bathrooms, ensuring convenience for all occupants. The inviting reception room provides a welcoming space for relaxation and social gatherings, making it the heart of the home.

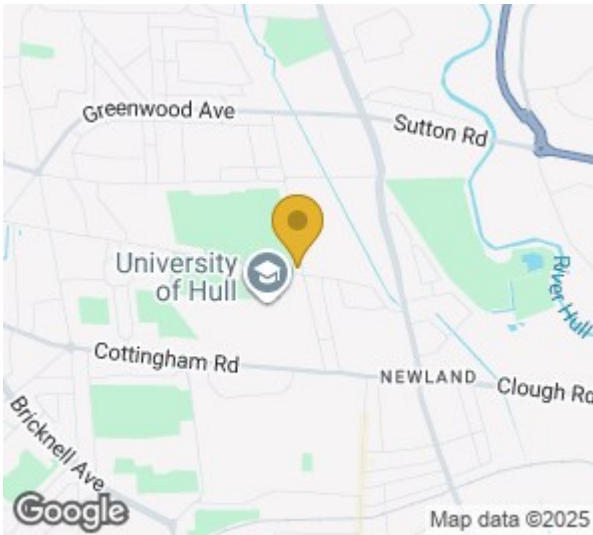
One of the standout features of this property is its prime location, situated conveniently next to the University of Hull. This proximity not only makes it an attractive option for students but also enhances its potential as a rental property.

Property is currently vacant however previously has achieved circa an average gross income of £30,000 PA.

NOTE: There are some minor works needed to satisfy licence conditions, and these works can be completed by MyPad's sister building company My Repair. The cost of these works are circa £5,000. Full details can be provided.

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) 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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.