



Alaska Street, Hull



**£58,500**

- Popular Residential Area
- Close to Amenities
- Good Transport Links
- Rear Yard
- Investor Opportunity Only
- Freehold
- EPC rating E



## ATTENTION INVESTORS!

Offered to the market to investors only, this property is being sold with tenant in-situ and is an ideal opportunity for an investor wanting to increase their portfolio.

Situated in close proximity to Holderness Road providing easy access to an array of shops and amenities, as well as excellent transport links to Hull City Centre.

This two bedroom terraced property briefly comprises of an entrance hallway, lounge / diner, kitchen and bathroom to the ground floor. To the first floor there are two double bedrooms.

Externally there is a rear yard.

**NO UPWARD CHAIN INVOLVED**



## External Approach

To the front of the property is a small fenced frontage with footpath leading to the front door.

## External Porch

Sliding external door and wooden internal door providing access directly into the lounge / diner.

## Lounge / Diner

3.81m x 6.2m (12'6" x 20'4")

Through lounge / diner accessed directly from the porch with bay window to the front aspect of the property, feature fireplace with electric inset fire, hearth and surround. Window to the rear aspect and door providing access to the kitchen. Staircase leading to the first floor.

## Kitchen

1.84m x 3.38m (6'0" x 11'1")

The kitchen comprises a range of base and wall units in cream effect with contrasting laminate worktop, stainless steel single bowl sink with tiled splashback. Space for freestanding cooker and space / plumbing for washing machine.

Window overlooking the rear yard.

## Rear Lobby

Providing external access to the rear yard via UPVC door and access to the ground floor bathroom.

## Ground Floor Bathroom

1.84m x 1.6m (6'0" x 5'2")

White three piece bathroom suite comprising close coupled toilet and cistern, pedestal basin and bath with electric shower over and mixer tap. Tiled to wet area and tiles to floor.

UPVC window overlooking the rear yard.

## Landing

Small landing providing access to the two first floor bedrooms.

## Bedroom 1

3.85m x 3.11m (12'7" x 10'2")

Double bedroom with window overlooking the front aspect of the property. Carpet to flooring.

## Bedroom 2

2.99m x 2.92m (9'10" x 9'7")

Double bedroom with window overlooking the rear aspect of the property. Carpet to flooring.

## Rear Yard

Small rear yard with access gate to the rear of the property.

## Services

Mains gas, water, electricity and drainage are connected to the property.

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

## Parking

Parking is available on-street only

## Heating

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

## Tenure

The property is freehold.

## Council Tax

Council Tax is payable to the East Riding Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'A'.

## Fixtures and Fittings

Certain fixtures, fittings and furniture may be purchased with the property or may be subject to separate negotiation.

## Mortgages

We are pleased to work with 'Mortgage Advice Bureau', who provide Northwood clients with expert independent mortgage advice.

With access to thousands of mortgages, including exclusive deals that are not available on the high street, the team of agents provide award-winning advice that is tailored to your individual circumstances.

The Mortgage Advice Bureau can help you to find the right mortgage product for you and help with your application every step of the way. We have a dedicated Mortgage advisor who can offer telephone appointments to discuss your individual needs at a time to suit you.

or face to face appointment in your home. If you're thinking of making a move, we would love to hear from you. Call our sales team on 01482 444440 to book your free, no obligation market appraisal now!

Note: Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

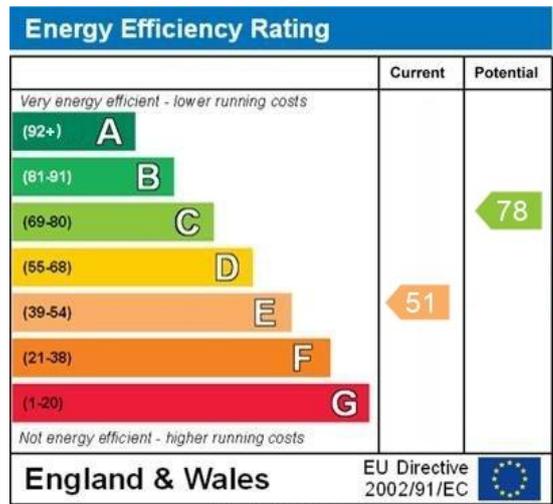
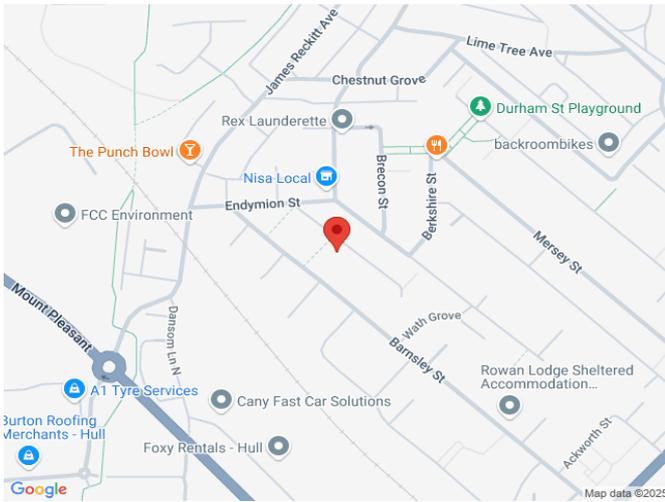
## Valuation / Market Appraisal

A market appraisal is a great way to start your property journey. You can find out what your property is worth with a virtual or face to face appointment in your home. If you're thinking of making a move, we would love to hear from you. Call our sales team on 01482 444440 to book your free, no obligation market appraisal now!

## Floorplan

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only



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