



Alma Avenue, Folkestone
Street, Hull



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Offers in excess of £60,000

- Investment Opportunity
- Tenant In Situ
- Close to Local Amenities
- Good Transport Links
- Rear Yard
- Freehold
- EPC rating D



INVESTMENT OPPORTUNITY (INVITING OFFERS BETWEEN £60000 AND £70000)

Offered to the market with no upward chain, this property being sold with tenant in-situ is an ideal opportunity for an investor looking to increase their portfolio. Located within close proximity to public transport links and local amenities, the property is ideally situated for easy access to daily essentials and commuting needs.

This two bedroom mid-terrace property briefly comprises of a lounge, kitchen and bathroom to the ground floor. To the first floor there are two ample sized double bedrooms.

Externally there is a rear yard area.

Notably, the house falls within Council Tax Band A and holds an EPC rating of D (68), indicative of its energy performance.

In summary, this two-bedroom terraced house presents a promising investment opportunity, especially due to it having a tenant-in-situ. With its convenient location near transport and amenities, it could make a great addition to your property portfolio.

NO UPWARD CHAIN INVOLVED

External Approach

The property is a back to back terrace accessed via a dedicated footpath leading from Folkestone Street. Having recently benefitted from a council regeneration scheme, to the front of the property there is a small fenced garden with gate and footpath leading to the front door.

Lounge

3.74m x 3.83m (12'4" x 12'7")

White UPVC front door providing direct access into the lounge which has a laminate floor in wood effect . UPVC double glazed bay window overlooking the front aspect.

Kitchen

3.74m x 2.52m (12'4" x 8'4")

Accessed from the lounge, the kitchen comprises a range of base and wall units in blue slab style with chrome handles. Contrasting laminate worktop with stainless steel single bowl sink with mixer tap over. Tile splashback in white ceramic tiles. Cooking appliances consist of a space for a freestanding cooker with cassette style extract hood over. Space for fridge / freezer, space and plumbing for washing machine.

UPVC window overlooking rear yard, door providing access to rear lobby and laminate to flooring. Staircase leading up to first floor landing.

Rear Lobby

Providing access to rear yard and ground floor bathroom. Cupboard housing the gas boiler.

Bathroom

Ground floor bathroom, white three piece bathroom suite comprising close coupled toilet and cistern, pedestal basin and bath with electric shower over.

UPVC window overlooking rear yard and vinyl to flooring.

Landing

Providing access to two first floor bedrooms.

Bedroom 1

3.74m x 3.66m (12'4" x 12'0")

Double room with a white UPVC double glazed window to the front aspect of the property. Carpet to flooring

Bedroom 2

2.8m x 2.75m (9'2" x 9'0")

Single room with a white UPVC double glazed escape window to the rear aspect of the property and carpet to flooring.

Rear Yard

Small rear yard with gated access to footpath to the rear of the property.

Parking

Parking is available on-street only

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.

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.

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

Valuation

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!

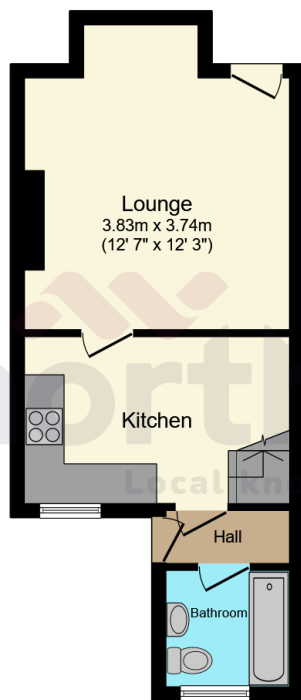
Agents Note 1

The property is being offered with tenant in-situ on a five year lease expiring 2029. The tenant is a social housing provider operating across the Yorkshire region.

The current rent is £525pcm offering a potential investor a good yield.

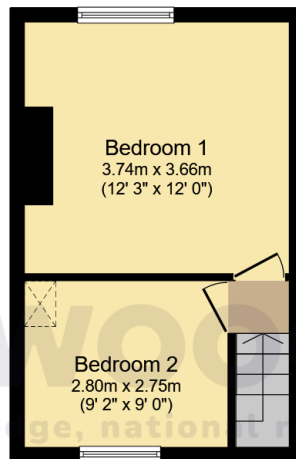
Agents Note 2

To protect the tenants privacy there are no internal photos available for this property.



Ground Floor

Floor area 32.2 sq.m. (347 sq.ft.)

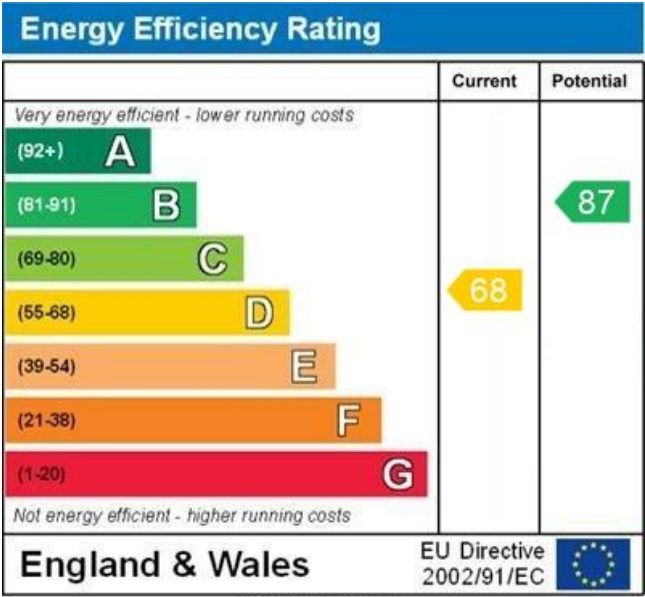
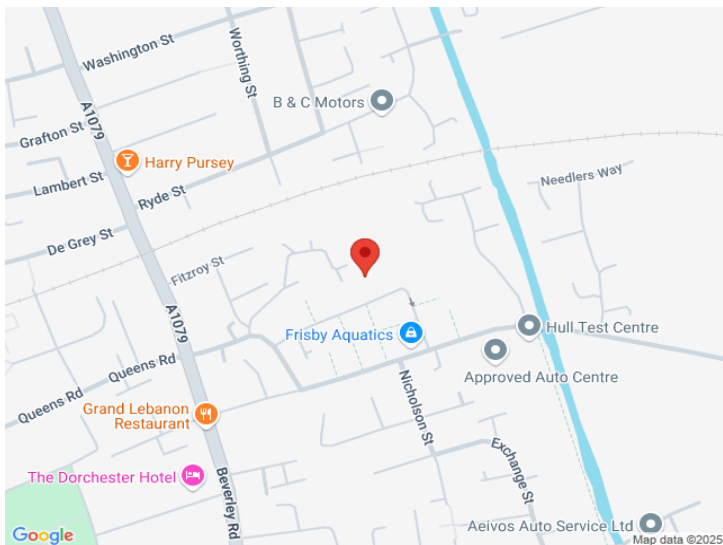


First Floor

Floor area 25.7 sq.m. (276 sq.ft.)

Total floor area: 57.9 sq.m. (623 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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