



37A Station Road, Brough, HU15 1DZ

Asking Price £115,000









Station Road, Brough, HU15

An excellent opportunity for investors, this end-terraced property comes with a tenant already in place. Generating a rental income of £510 per month on a rolling contract, the property features a lounge, kitchen/diner and bathroom on the ground floor. Upstairs, you'll find two double bedrooms. A rear yard completes this attractive investment.

Situated in Brough, on Station Road within walking distance to the train station. This area offers access into the Brough centre with its fantastic range of facilities including the popular Morrisons supermarket. Brough has excellent transports to and from the Hull City Centre with direct access onto the A63/M62 motorway and the mainline railway station.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

KEY FEATURES

- SELLING WITH TENANT IN SITU
- END-TERRACED
- 2 BEDROOMS
- FANTASTIC INVESTMENT OPPORTUNITY
- FREEHOLD
- GREAT LOCATION

DETAILS

Lounge

With laminate flooring, double glazed window, radiator and door leading to the kitchen/diner.

Kitchen/Diner

With laminate flooring, laminate work surfaces, space for appliances, double glazed window, door leading to the rear yard, sink/drainage, central heating boiler and radiator.

Bathroom

With tiled flooring, double glazed window, bath tub, shower attachment, wash hand pedestal basin, WC and radiator.

Bedroom 1

With carpet flooring, storage cupboard, double glazed window and radiator.

Bedroom 2

With carpet flooring, radiator and double glazed window.

Outside

Low maintenance rear yard.

Viewings

Strictly by appointment with selling agents. Please contact Wigwam Homes today to book your viewing.

Fixtures & Fittings

Various fixtures and fittings may be available by separate negotiation and need to be confirmed prior to processing a formal offer.

Free Market Appraisals / Property Valuations

We at Wigwam Homes are delighted to offer any homeowner a FREE no obligation valuation on your property. Call today to book!

Interested in selling? We offer zero tie-in periods and no-sale NO-fee! Call us now on 01482 50 51 52 to book a valuation.

Free Mortgage Consultations

At Wigwam Homes we have our own independent mortgage advisors with access to over 90 lenders. With so many mortgage products on the market, an independent advisor can show you all the various options and help you discover which one is right for you. We can also help with any property, income and personal insurances which you may need to complete your mortgage application.

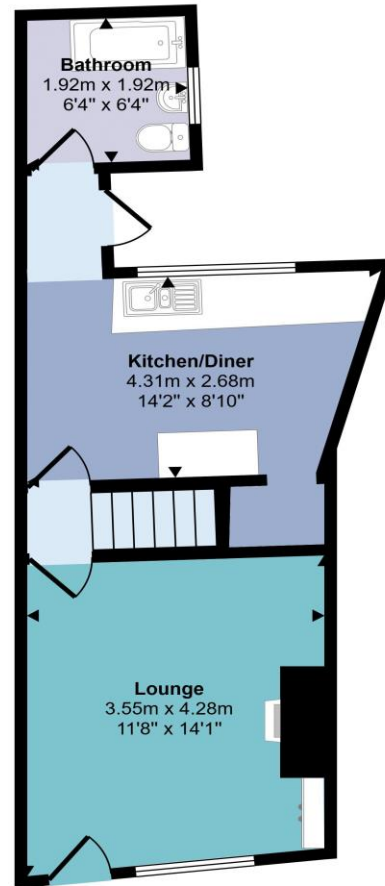
About Us

At Wigwam Homes we take pride in the success we achieve for our clients. Whether it is selling your properties, finding your forever home, searching for a long-term rental investment or looking to profit from onward selling, the Wigwam team is here to guide you through the housing market.

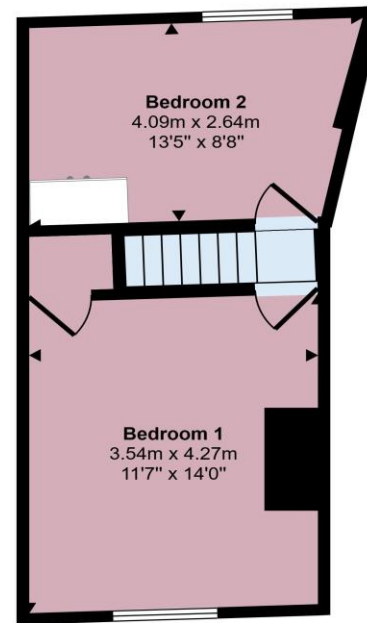
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Approx Gross Internal Area
62 sq m / 665 sq ft



Ground Floor
Approx 34 sq m / 361 sq ft



First Floor
Approx 28 sq m / 304 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.