



1 St. Georges Avenue

Hull

HU3 3QD

£90,000

ATTENTION INVESTORS! This is an ideal opportunity to purchase a 2 Bedroom end terraced house with long term tenant in situ paying a rent of £550pcm. The property comprises Enclosed Porch, Entrance Hall, Lounge, Dining Room, Kitchen with fitted units, Lobby leading to Bathroom (off the dining room) and on the first floor, 2 Bedrooms. Outside there is a forecourt garden and courtyard to the rear. The property also benefits from gas central heating and uPVC double glazing. Situated in this popular and convenient area - good investment opportunity.



Property Features

- End Terraced House
- Gas Central Heating
- 2 Bedrooms
- uPVC Double Glazing
- Long Term Tenant in Situ
- Good Investment Opportunity
- Achieving £550pcm
- Convenient Location

Full Description

LOCATION

The property is situated just off St Georges Road, therefore ideal for local facilities including shops, public transport, schools and convenient travelling distance for Hull city centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENCLOSED PORCH

With a half glazed door and side and overhead windows.

ENTRANCE HALL

With a half multi-paned door, single central heating radiator, dado rail and staircase leading to the first floor.

LOUNGE

10' 3" x 10' 0" (3.12m x 3.05m)

Measured into bay and recess. With uPVC double glazed bay window which overlooks the front, laminate flooring, TV point, double central heating radiator.

DINING ROOM

10' 9" x 9' 9" (3.28m x 2.97m)

With a built-in cupboard, double central heating radiator, understairs storage cupboard.

LOBBY

With plumbing for automatic washing machine, walls are tiled, tiled flooring, double central heating radiator. Leading to:-

BATHROOM

6' 6" x 5' 3" (1.98m x 1.6m)

With a panelled bath handle handle grips, pedestal wash hand basin, low level WC, walls are tiled, extractor, tiled flooring, uPVC double glazed obscured window which overlooks the rear.

KITCHEN

9' 10" x 8' 3" (3m x 2.51m)

With fitted units having worktop surface areas, uPVC double glazed window which overlooks the rear, sink and drainer, half glazed door which leads to the rear, tiled flooring, wall-mounted boiler serving central heating and hot water, gas cooker point.

FIRST FLOOR

LANDING

With access to the roof void area, small double glazed window which overlooks the rear, picture railing.



Full Description

BEDROOM 1

13' 1" x 10' 2" (3.99m x 3.1m)

With uPVC double glazed window which overlooks the front, built-in cupboard, single central heating radiator.

BEDROOM 2

10' 11" x 9' 4" (3.33m x 2.84m)

Measured into recess. With uPVC double glazed window which overlooks the rear, double central heating radiator.

OUTSIDE

To the front of the property there is a small forecourt garden and the rear has a courtyard with fencing on the perimeters and gate leading to pedestrian access only.

TENURE

We believe the tenure of this property to be Freehold (to be confirmed by the vendor's solicitors).

VIEWING

TO VIEW, PLEASE CALL OUR NEWLAND AVENUE OFFICE ON 01482 472900.

ALL MEASUREMENTS ARE APPROXIMATE AND FOR GUIDANCE ONLY

The mention of any appliances and/or services within these particulars does not imply they are in full and efficient working order.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information.

Do so, particularly if travelling some distance to view the property.

Neil Kaye Estate Agents for themselves and the vendors or lessors

of this property whose agents they are, given notice that these

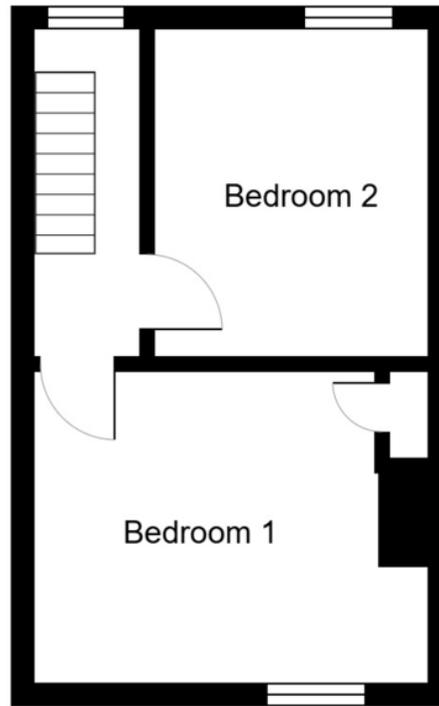
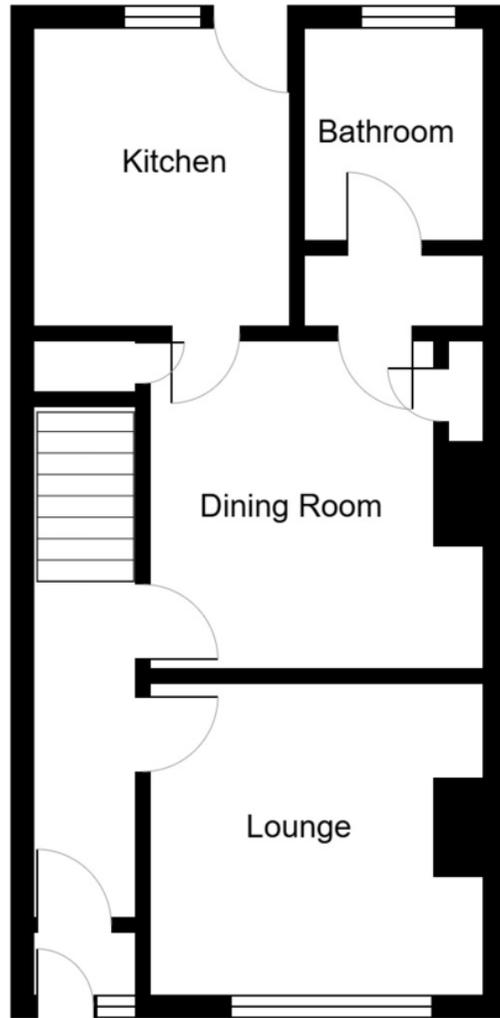
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Monday to Friday 9am to 5pm

Saturday 10am to 1pm.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	65 D	
39-54	E		Energy efficient
21-38	F		
1-20	G		

All measurements are approximate and for display purposes only

79 Newland Avenue
 Hull
 East Yorkshire
 HU5 2AL

www.neilkayes.co.uk
 info@neilkayes.co.uk
 01482 472900

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