









Welcome to

Fern Grove, Folkestone Street Hull

William H. Brown are delighted to market this 2 bedroom investment opportunity. To be sold with tenant in situ this is a perfect turn key investment!













Lounge/ Diner

25' 4" max x 13' 10" max (7.72m max x 4.22m max) Double glazed sliding door to the front, double glazed window to the rear, feature fire surround with electric fire, understairs cupboard and two radiators.

Kitchen

11' 5" max x 7' (3.48m max x 2.13m)

Fitted kitchen with a range of wall and base units, work surfaces, 4 ring gas hob with hood over, cooker point, athracite style sink, plumbing for an automatic washing machine, double glazed window to the side and double glazed door to the side.

Bathroom

Bathroom with panelled bath and shower over, low level W/C, pedestal wash hand basin, radiator and double glazed window to the side.

Landing

Double glazed window to the rear and access to the loft.

Bedroom 1

9' 9" max x 14' 4" max (2.97m max x 4.37m max) Double glazed window to the front, storage cupboard and a radiator.

Bedroom 2

12' 2" max x 7' 10" max (3.71m max x 2.39m max)
Double glazed window to the rear and a radiator.

Front Garden

Concrete pavement with gravelled area and metal fence surround.

Rear Garden

Concrete yard with wall and fence surround and rear pedestrian access.





Welcome to

Fern Grove, Folkestone Street Hull

- 2 Bedroom End-Terraced Property
- Investment Opportunity
- To Be Sold With Tenant In Situ
- Open Plan Lounge / Diner
- Great Local Amenities

Tenure: Freehold EPC Rating: D

Directions to this property:

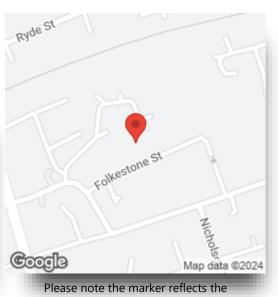
See below map for property location, for further information please contact the Residential Sales Team on 01482 447748.

£85,000









view this property online williamhbrown.co.uk/Property/NEA119009



Property Ref: NEA119009 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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postcode not the actual property



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.