



Reynoldson Street, Hull HU5 3BH

welcome to

Reynoldson Street, Hull

William H. Brown is delighted to market this 3/4 bedroom mid terraced property just off Newland Avenue! The property is to be sold with tenant in situ and has an impressive monthly income!



Entrance Porch

Entrance Hall

Glazed entrance door, window to the front, dado rails, coving to the ceiling and stairs leading to the first floor.

Lounge /Bedroom 4

11' x 10' 6" into recess (3.35m x 3.20m into recess)
Double glazed window to the front, coving to the ceiling, decorative ceiling rose and a radiator.

Dining Room

12' x 10' 8" into recess (3.66m x 3.25m into recess)
Double glazed window to the rear, understairs cupboard, coving to the ceiling and a radiator.

Kitchen

8' x 8' (2.44m x 2.44m)
Fitted with a range of base and wall units, contrasting work surfaces, electric oven with gas hob and hood over, tiled splashback, stainless steel sink, plumbing for automatic washing machine, boiler, radiator and tiled floor.

Rear Hall

Double glazed entrance door to the rear and tiled floor.

Ground Floor Bathroom

Bathroom with corner bath, shower cubicle, low level W/C, pedestal wash hand basin, radiator, part tiled walls, tiled floor and double glazed window to the side.

Landing

Access to the loft and dado rails.

Bedroom 1

12' 9" plus wardrobe x 11' (3.89m plus wardrobe x 3.35m)
Double glazed window to the front, cast iron fireplace, alcove cupboard, built in wardrobe and radiator.

Bedroom 2

12' x 10' 4" (3.66m x 3.15m)
Double glazed window to the rear, cast iron fireplace, coving to the ceiling and a radiator.

Bedroom 3

8' 8" x 8' 8" (2.64m x 2.64m)
Double glazed window to the rear and a radiator.

Rear Garden

Gravelled rear garden with fence surround.



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Reynoldson Street, Hull

- 3/4 Bedroom Mid Terraced Property
- To Be Sold With Tenant In Situ
- Brilliant Investment Opportunity
- Impressive Monthly Income
- Great Local Amenities

Tenure: Freehold EPC Rating: D
Council Tax Band: A

offers in excess of

£110,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NEA119215 - 0006

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.

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.



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