









Welcome to

Linnaeus House Linnaeus Street, Hull

William H. Brown is delighted to market this 1 bedroom ground floor flat! This property can be sold with tenant in situ so is a great investment opportunity!





Entrance Hall

Wooden entrance door to the front, intercom, radiator and storage cupboard.

Lounge

13' 6" x 11' 3" (4.11m x 3.43m)

Double glazed window to the front and a radiator.

Kitchen

6' 7" x 11' 4" (2.01m x 3.45m)

Fitted kitchen with a range of glossy wall and base units, 4 ring induction hob with hood over, oven, stainless steel sink, plumbing for an automatic washing machine, radiator and double glazed window to the front.

Bedroom 1

9' 9" x 11' 9" (2.97m x 3.58m)

Double glazed window to the rear, radiator and storage cupboard housing the boiler.

Bathroom

Bathroom with panelled bath with shower over, low level W/C, plumbing for an automatic washing machine, extractor fan and a radiator.





Welcome to

Linnaeus House Linnaeus Street, Hull

- 1 Bedroom Ground Floor Flat
- **Brilliant Investment Opportunity**
- Can Be Sold With Tenant In Situ With Current Rent Collection At £440 PCM, A S. 13 Has Been Served To The Tenant And It Will Be Increased To £500 PCM
- Gated Communal Car Park
- **Great Local Amenities**

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Nov 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£50,000

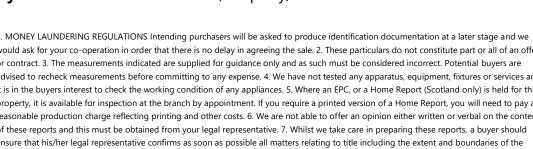
Directions to this property:

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

view this property online williamhbrown.co.uk/Property/NEA119321



Property Ref: NEA119321 - 0011 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 quidance 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.





NewlandAvenue@williamhbrown.co.uk



william h brown

82 Newland Avenue, HULL, East Yorkshire, HU5 3AB

Please note the marker reflects the

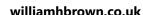
postcode not the actual property

Great Thornton St

Map data ©2025

Living Hope

ian Church



01482 447748

Rawling

