



**Linnaeus House Linnaeus Street, Hull HU3 2PD**



***Welcome to***

**Linnaeus House Linnaeus Street, Hull**

William H. Brown are delighted to market this 2 bedroom leasehold flat! The property can be sold with tenant in situ and is achieving a 9.9% gross yield!



### **Entrance Hall**

Radiator.

### **Lounge**

15' 8" max x 11' 9" max ( 4.78m max x 3.58m max )

Double glazed window to the side and two radiators.

### **Kitchen**

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

### **Bedroom 1**

10' 9" x 10' 1" ( 3.28m x 3.07m )

Double glazed window to the rear and a radiator.

### **Bedroom 2**

9' 11" x 7' 8" ( 3.02m x 2.34m )

Double glazed window to the rear and a radiator.

### **Bathroom**

Bathroom with panelled bath with shower over, low level W/C, pedestal wash hand basin, extractor fan and a radiator.



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## Welcome to

### Linnaeus House Linnaeus Street, Hull

- 2 Bedroom Leasehold Flat
- Can Be Sold With Tenant In Situ, Tenant On A Periodic Tenancy Passing Rent Of £495 PCM
- Service Charge/Ground Rent: TBC/£50.00 Per Annum
- Gated Communal Parking
- 9.9% Yield

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.

# £55,000

### Directions to this property:

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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NEA119354 - 0007

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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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