



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



**Welcome to**

**Linnaeus House Linnaeus Street, Hull**

William H. Brown are delighted to market this 2 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 and storage cupboard.

### **Lounge**

17' 9" max x 10' 6" max ( 5.41m max x 3.20m max )

Double glazed window to the front and two radiators.

### **Kitchen**

7' 11" x 9' 8" ( 2.41m x 2.95m )

Fitted kitchen with a range of wall and base units, work surfaces, cooker point, stainless steel sink, plumbing for an automatic washing machine, boiler, radiator and double glazed window to the front.

### **Bedroom 1**

10' 11" x 9' 8" ( 3.33m x 2.95m )

Double glazed window to the side and a radiator.

### **Bedroom 2**

7' 10" x 9' 2" ( 2.39m x 2.79m )

Double glazed window to the side and a radiator.

### **Bathroom**

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



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## Welcome to

### Linnaeus House Linnaeus Street, Hull

- 2 Bedroom Ground Floor Flat
- Brilliant Investment Opportunity
- Can Be Sold With Tenant In Situ With Current Rent Collection At £475 PCM
- Gated Communal Car Park
- Great Local Amenities

Tenure: Leasehold EPC Rating: B

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NEA119314 - 0003

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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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