



Pretoria Villas, Hull HU5 2RT

welcome to

Pretoria Villas, Hull

Situated in this ever popular location, this property is an ideal opportunity for an investor and is a short walk from local amenities.



This 2-bedroom end-terrace property is an excellent investment opportunity, ideally located close to local amenities, making it a prime choice for tenants or future resale. The front garden is designed for low maintenance ensuring minimal upkeep while still offering a neat, welcoming exterior.

Inside, the property provides a comfortable living space with a spacious lounge and a functional kitchen. The two bedrooms are well-sized, offering flexibility for different types of tenants or buyers. The bathroom is typically well-equipped with modern fixtures.

At the rear of the property, you'll find a small yard, offering a private outdoor space without the responsibility of maintaining a larger garden. This makes it ideal for those looking for a low-maintenance property. The yard could also serve as a great space for outdoor storage or a small seating area.

Given its proximity to local shops, schools, and public transport, this property presents a solid investment, offering strong rental potential due to its practical layout, low maintenance, and convenient location. Would you like more details about the property or the area?

Entrance Hall

With radiator.

Lounge

9' 11" into bay x 11' 3" max (3.02m into bay x 3.43m max)
Open plan to the dining room, with radiator and double glazed bay window to the front elevation.

Dining Room

9' 10" max x 14' 3" max (3.00m max x 4.34m max)
With understairs cupboard, radiator and double glazed French doors to the rear.

Kitchen

7' 11" max x 6' 8" max (2.41m max x 2.03m max)
With wall and base units comprising of sink with drainer, electric oven and hob with extractor hood over space for a fridge, plumbing for an automatic washing machine and double glazed window and door to the side.

Landing

With loft access and a double glazed window to the rear.

Bedroom 1

14' 8" max x 9' 10" max (4.47m max x 3.00m max)
With radiator and double glazed window to the front of the property.

Bedroom 2

10' max x 9' 11" max (3.05m max x 3.02m max)
With radiator and double glazed window to the rear of the property.

Bathroom

Bathroom suite comprising of w/c, bath with shower over, pedestal sink, radiator and double glazed window to the side of the property.

Rear Garden

Yard with shed and access to the rear alleyway.



check out more properties at williamhbrown.co.uk



welcome to

Pretoria Villas, Hull

- Convenient location
- Ideal for investors
- Close to amenities
- Easy bus routes to town centre

Tenure: Freehold EPC Rating: Awaiting

£100,000



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
NEA119732 - 0004

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.



01482 447748



NewlandAvenue@williamhbrown.co.uk



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



williamhbrown.co.uk