



**Welbeck Street, Hull HU5 3SB**

**Welcome to**

**Welbeck Street, Hull**

Attention all investors!!

Superb opportunity to acquire a modern end house with tenants in situ and off street parking available.

TENURE INFORMATION: The term of lease is 999 years from 1st January 1994.



**Entrance Hall**

Double glazed entrance door, stairs to the first floor and a radiator.

**Kitchen**

9' 4" x 8' 6" max ( 2.84m x 2.59m max )

Fitted kitchen with a range of wall and base units, work surfaces, gas hob with electric oven, tile splash back, stainless steel sink, plumbing for a dishwasher, plumbing for an automatic washing machine, gas central heating boiler and double glazed window to the front.

**Lounge**

12' 10" x 11' 7" ( 3.91m x 3.53m )

Double glazed window to the side, double glazed french style doors to the garden, dado rails, understairs cupboard and a radiator.

**Landing**

Access to the loft.

**Bedroom 1**

11' 7" x 9' ( 3.53m x 2.74m )

Single glazed window to the rear and a radiator.

**Bedroom 2**

11' 8" max x 7' 7" restricted head height ( 3.56m max x 2.31m restricted head height )

Double glazed sky light window to the front, a radiator and an airing cupboard housing a hot water tank.

**Bathroom**

Bathroom with panelled bath and mixer tap with shower over, low level w/c, pedestal wash hand basin, extractor fan, part tiled walls, a radiator and double glazed window to the side.

**Side / Rear Garden**

Gravelled and paved garden, wall and fence surround with parking available.

**Agents Note**

Selling with tenant in situ.



**view this property online** [williamhbrown.co.uk/Property/NEA118156](http://williamhbrown.co.uk/Property/NEA118156)



## Welcome to

### Welbeck Street, Hull

- 2 Bedroom End-Terraced Property
- To Be Sold With Tenant In Situ
- Tenant Is Paying £450.00 PCM
- Tucked Away In This Popular Location
- Excellent First Investment Property Or Addition To An Existing Portfolio

Tenure: Leasehold EPC Rating: D

offers in the region of

**£75,000**

### Directions to this property:

See below map for further info or contact the Residential Sales Team on 01482 447748.



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1994. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
NEA118156 - 0014

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.

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william h brown



**01482 447748**



NewlandAvenue@williamhbrown.co.uk



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



**williamhbrown.co.uk**