



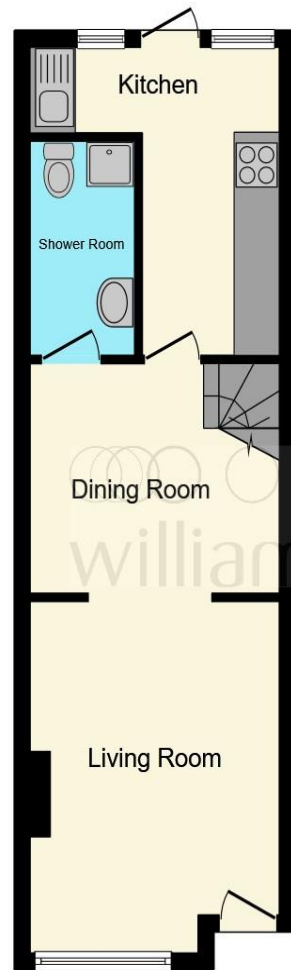
**Egypt Street, Hull, HU9 5QZ**

**Welcome to**

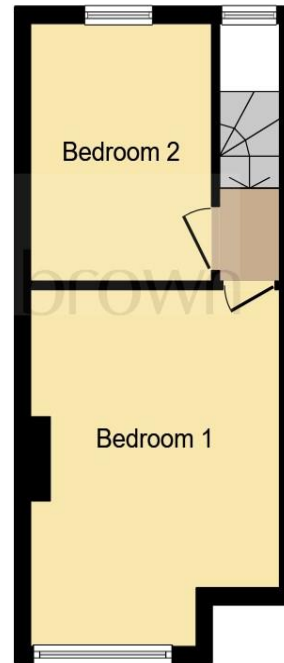
**Egypt Street, Hull**

A two bedroomed investment property to be sold with tenants in situ who is presently paying £470 per calendar month.





**Ground Floor**



**First Floor**

**Lounge**

12' 9" plus recess x 10' 5" ( 3.89m plus recess x 3.17m )

**Dining Room**

9' 2" x 10' 5" max ( 2.79m x 3.17m max )

**Kitchen**

13' 1" x 6' plus recess ( 3.99m x 1.83m plus recess )

**Bathroom**

**Landing**

**Bedroom One**

Irregular Shaped Room 11' 5" plus window recess x 10' 5" max ( 3.48m plus window recess x 3.17m)

**Bedroom Two**

10' 4" max x 7' 6" max ( 3.15m max x 2.29m max )

**Front Garden**

**Rear Yard**

**Agents Note** Please note that this property is being sold with the current tenants in situation..

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## Welcome to

### Egypt Street, Hull

- INVESTMENT OPPORTUNITY
- TWO BEDROOMS TERRACE HOUSE
- TO BE SOLD WITH TENANT IN SITU
- TENANT PAYING £470 PER CALENDAR MONTH
- COUNCIL TAX BAND: A

Tenure: Freehold EPC Rating: D

offers over

# £60,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HDR120624](http://williamhbrown.co.uk/Property/HDR120624)



Property Ref:  
HDR120624 - 0011

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