



**Westminster Avenue, Hull, HU8 9AG**

## **Welcome to**

## **Westminster Avenue, Hull**

Presenting a fantastic investment opportunity, this modern and spacious 3-bedroom terraced family home on Westminster Avenue is being sold with tenants in situ, offering immediate rental income for the savvy investor.





**Ground Floor**

**First Floor**

**Entrance Hall**

**Living Room**

13' 10" max into bay x 10' 11" max ( 4.22m max into bay x 3.33m max )

**Dining Room**

12' 6" max x 11' 3" max ( 3.81m max x 3.43m max )

**Kitchen**

10' 2" max x 10' max ( 3.10m max x 3.05m max )

**Bathroom**

8' 3" max x 6' 1" max ( 2.51m max x 1.85m max )

**Utility Room**

8' 3" max x 3' 9" max ( 2.51m max x 1.14m max )

**Landing**

**Bedroom 1**

14' 7" max x 11' 1" max ( 4.45m max x 3.38m max )

**Bedroom 2**

12' 4" max x 9' 3" max ( 3.76m max x 2.82m max )

**Bedroom 3**

8' 9" max x 6' 6" max ( 2.67m max x 1.98m max )

**Upstairs Wc**

4' 2" max x 2' 11" max ( 1.27m max x 0.89m max )

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Welcome to

## Westminster Avenue, Hull

- 3 BEDROOM FAMILY HOME
- SOLD WITH TENANT IN SITU WITH CURRENT INCOME OF £725PCM
- TAX BAND: A
- EXCELLENT LOCATION
- NO CHAIN

Tenure: Freehold EPC Rating: C

# £115,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HDR122040](http://williamhbrown.co.uk/Property/HDR122040)



Property Ref:  
HDR122040 - 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.

## Directions to this property:

Please see below map, and for more information please contact the branch on 01482 327913.



william h brown



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