

Whitakers

Estate Agents



4 Rose Avenue, Hull, HU3 3JH

£65,000

No Onward Chain!

This well presented two bed middle house is offered to the open market with sitting tenant achieving £495pcm, situated in a prime residential location, the property would suit the Buy To Let investor looking to increase their portfolio.

The main features include - entrance, lounge, kitchen, rear lobby and ground floor bathroom suite, the first floor boasts two good bedrooms (bed two with built in storage). Externally there is a low maintenance garden to the front of the property which is laid to gravel stone, to the rear is an enclosed yard.

Early viewings are advised.

The accommodation comprises

Entrance

UPVC double glazed door to the porch.

Lounge / Diner 16'9 x 10'0 (5.11m x 3.05m)



UPVC double glazed window and radiator.

Kitchen 9'9 x 6'7 (2.97m x 2.01m)

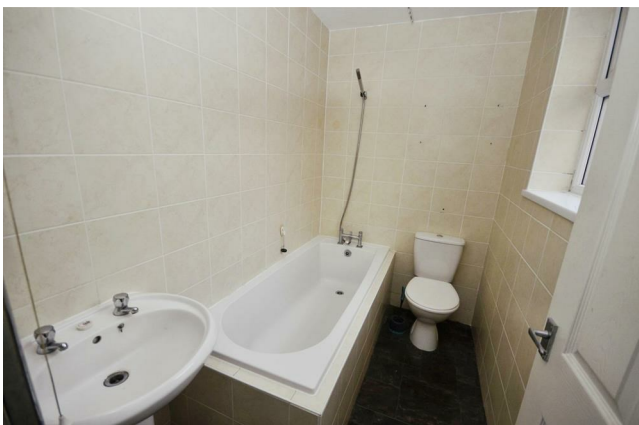


UPVC double glazed window, range of base, drawer and wall units with work tops above and splash back tiles. Sink unit and radiator.

Rear Lobby

UPVC double glazed door, plumbing for an automatic washing machine and radiator.

Bathroom 7'8 x 4'6 (2.34m x 1.37m)



UPVC double glazed window, panelled bath, pedestal sink unit, low flush WC, tiled walls and radiator.

First Floor Landing

Loft hatch.

Bedroom One



UPVC double glazed window and radiator.

Bedroom Two



Externally



Externally there is a low maintenance garden to the front of the property which is laid to gravel stone, to the rear is an enclosed yard.

Tenure

The property is freehold.

Council Tax Band

Council Tax Band A.

Additional products and services

Whitakers Estate Agents offer additional services

via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Disclaimer

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

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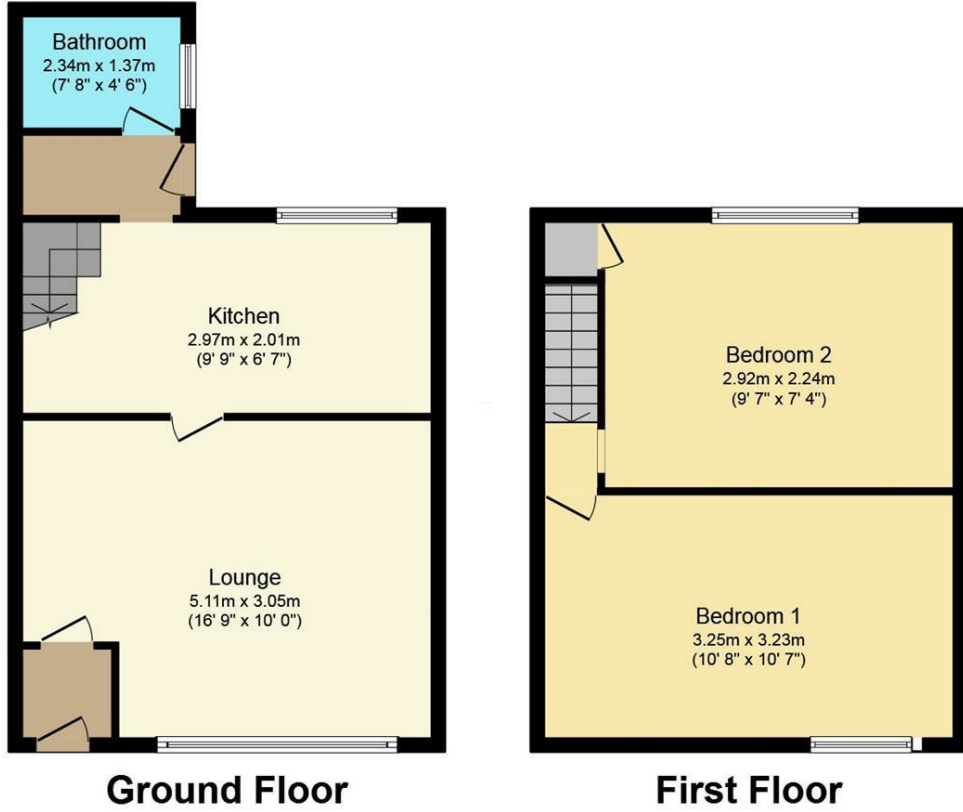
Sales valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Vendor Declaration

Our client has never seen this property, therefore this property is being sold as seen

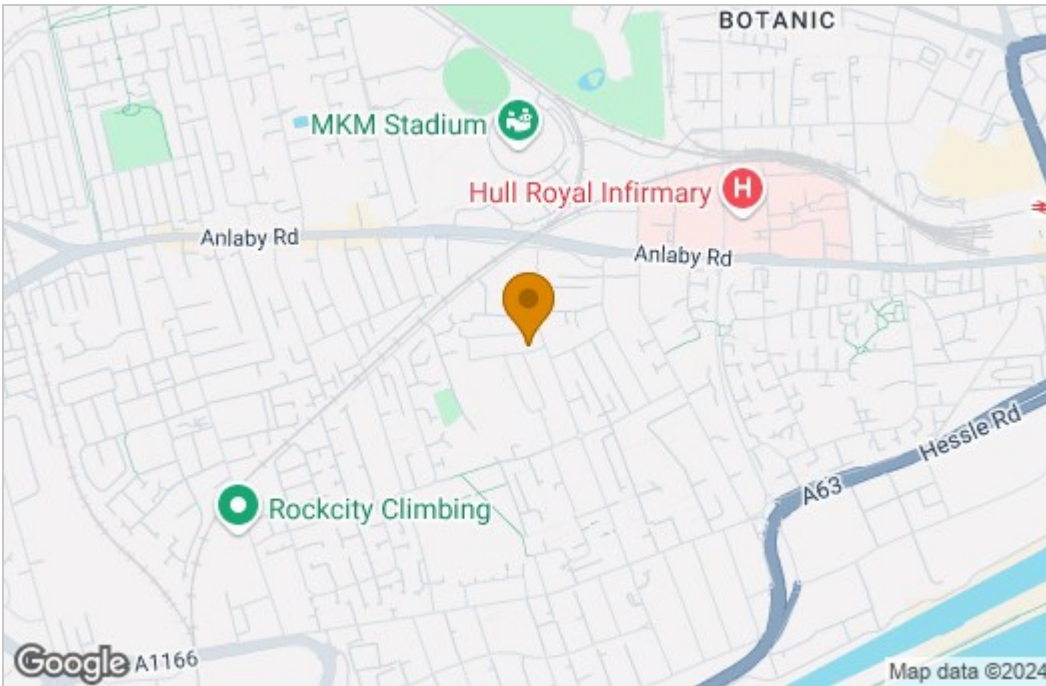
Floor Plan



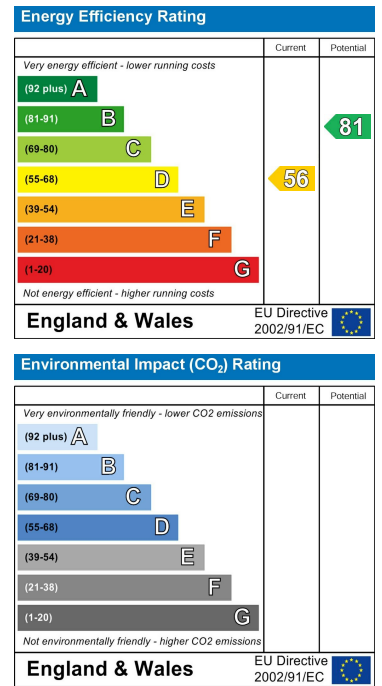
Total floor area 98.4 m² (1,059 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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