

Whitakers

Estate Agents



6 Ashburn Grove, Spring Bank West, Hull, HU3 6LB

£69,000

Business in a box!

This neat and tidy two bed property is offered to the market with a happy tenant in situ, giving you an income from day one, offering a return on your investment of just under 8%.

The main features include - entrance, lounge, open plan dining room, fitted kitchen and ground floor bathroom suite. The first floor boasts two good bedrooms. Externally to the front of the property is a low maintenance garden, and to the rear is a small yard which is enclosed to the boundary.

The property is located just off Spring Bank West boasting easy access to a wealth of amenities and enjoys easy access to and from the city centre making this a popular option for rentals.

Early viewings are advised.

The accommodation comprises

Entrance

UPVC double glazed door.

Lounge Area 10'8 x 10'8 (3.25m x 3.25m)



UPVC double glazed bay window and radiator.

Dining Area 7'5 x 8'3 (2.26m x 2.51m)



Understairs storage and stairs leading to the first floor.

Kitchen 11'3 x 5'8 (3.43m x 1.73m)



UPVC double glazed window, a range of base, wall and drawer units with work tops above and splash back tiles. Integrated oven and hob with hood over and sink unit with mixer tap over and radiator.

Bathroom



UPVC double glazed window, pedestal sink unit, low flush WC, partly tiled and radiator.

First Floor Landing

Bedroom One 8'4 x 10'8 (2.54m x 3.25m)



UPVC double glazed window and radiator.

Bedroom Two 9'8 x 7'9 (2.95m x 2.36m)



UPVC double glazed window and radiator.

Externally



Externally to the front of the property is a low maintenance garden, and to the rear is a small yard which is enclosed to the boundary.

Tenure

The property is freehold.

Council Tax

Council Tax Band A.

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

Mobile Coverage / Signal - EE/ Vodafone / Three / O2

Broadband - Basic 10 Mbps Ultrafast 1000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/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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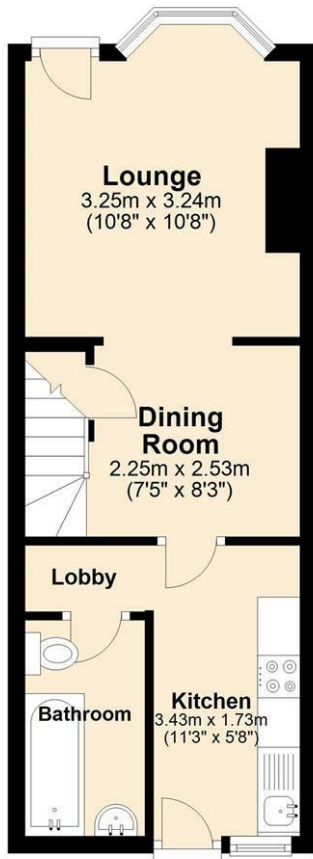
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Sales valuations

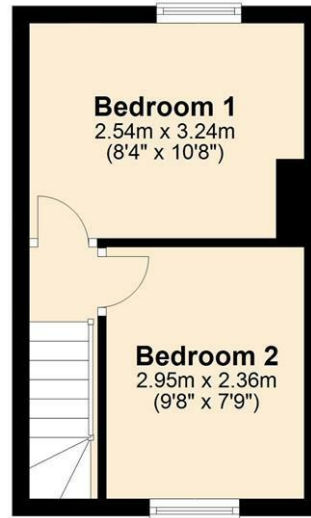
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Floor Plan

Ground Floor

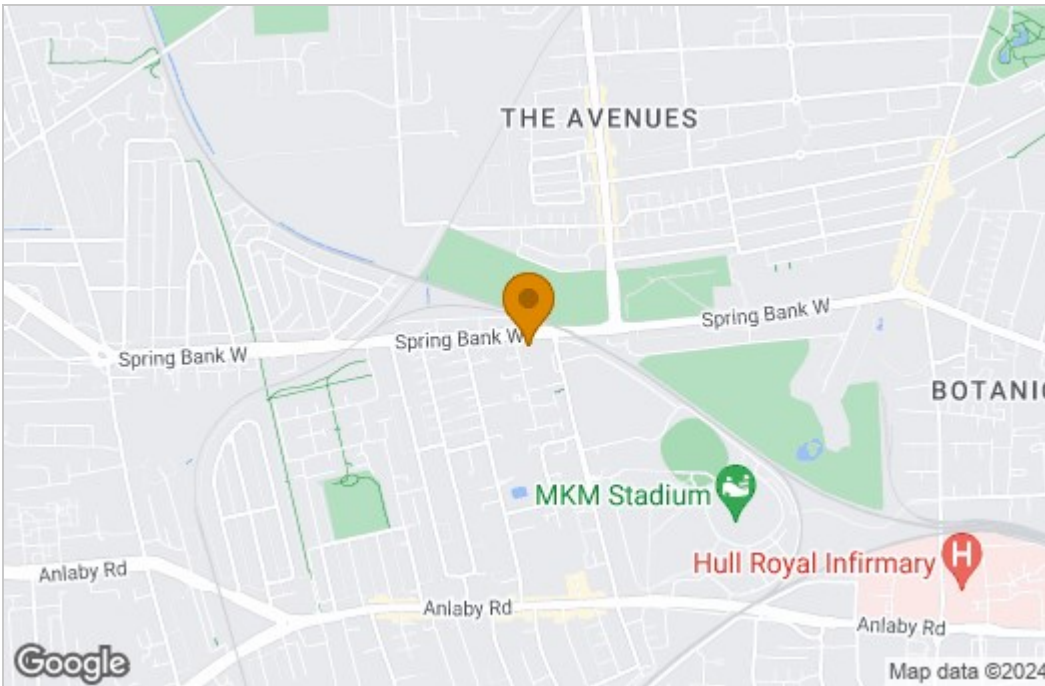


First Floor

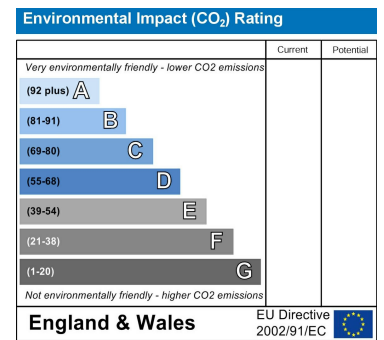
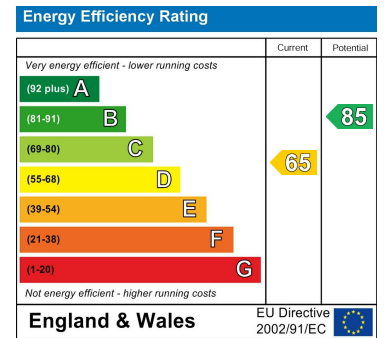


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.