

Whitakers

Estate Agents



82 Park Grove, Hull, HU5 2UR

£160,000

Business in a box!

This large four bedroom terraced property is offered to the market with a sitting tenant offering a return on your investment of 6.75% from day one, meaning no long void periods trying to Let the property.

The main features include - entrance, lounge, dining room and 16' fitted kitchen / diner. The first floor boasts three good sized bedrooms along with the family shower room. The top floor boasts a 17' master bedroom with En suite facilities.

Externally to the front of the property is a low maintenance garden which is paved for convenience. The rear garden is also low maintenance in design, mainly paved with a raised decked area.

This property is situated in a sought after residential location located just off Princess Avenue with a wide range of amenities and enjoys easy access to both the Hospitals and University.

Early viewings are advised.

The Property Comprises

Ground Floor

Entrance

With central heating radiator and under stairs storage cupboard.

Lounge 11'9 x 11'3 (3.58m x 3.43m)



Upvc double glazed door and central heating radiator.

Dining Room 13'1 x 11'0 (3.99m x 3.35m)



Upvc double glazed bay window and central heating radiator.

Kitchen / diner 16'4 x 10'7 (4.98m x 3.23m)



With a range of floor and eye level units and

complimentary work surfaces and splash back tiling above. Two Upvc double glazed windows and back door. Vertical central heating radiator and sink with mixer tap.

First Floor

Landing

Split level landing with some period features and access to the bedrooms and bathroom.

Bedroom One 17'5 x 9'2 (5.31m x 2.79m)



With central heating radiator and roof window

En Suite 10'9 x 5'5 (3.28m x 1.65m)



With a panelled bath and pedestal sink, low flush W.C and tiled walls and floor. Roof window.

Bedroom Two 17'5 x 11'1 (5.31m x 3.38m)



Two Upvc double glazed windows and central heating radiator

Bedroom Three 11'9 x 10'1 (3.58m x 3.07m)



Upvc double glazed window and cupboard.

Bedroom Four 10'9 x 9'5 (3.28m x 2.87m)



Upvc double glazed window and central heating radiator.

Shower Room 6'4 x 6'3 (1.93m x 1.91m)



With walk in enclosure and mixer shower above, low flush W.C and wash basin. Bidet toilet. Tiled walls and floor and a central heating radiator.

External



To the front of the property is a paved low maintenance garden. The rear garden is enclosed to the boundary, again low maintenance in design and part paved.

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 / Three

Broadband - Basic 12Mbps Ultrafast 1000Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

Additional Services

Whitaker 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.

Agents Notes

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.

Free Market Appraisals / 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.

Material Information

Construction -

Conservation Area -

Flood Risk -

Mobile Coverage / Signal -

Broadband -

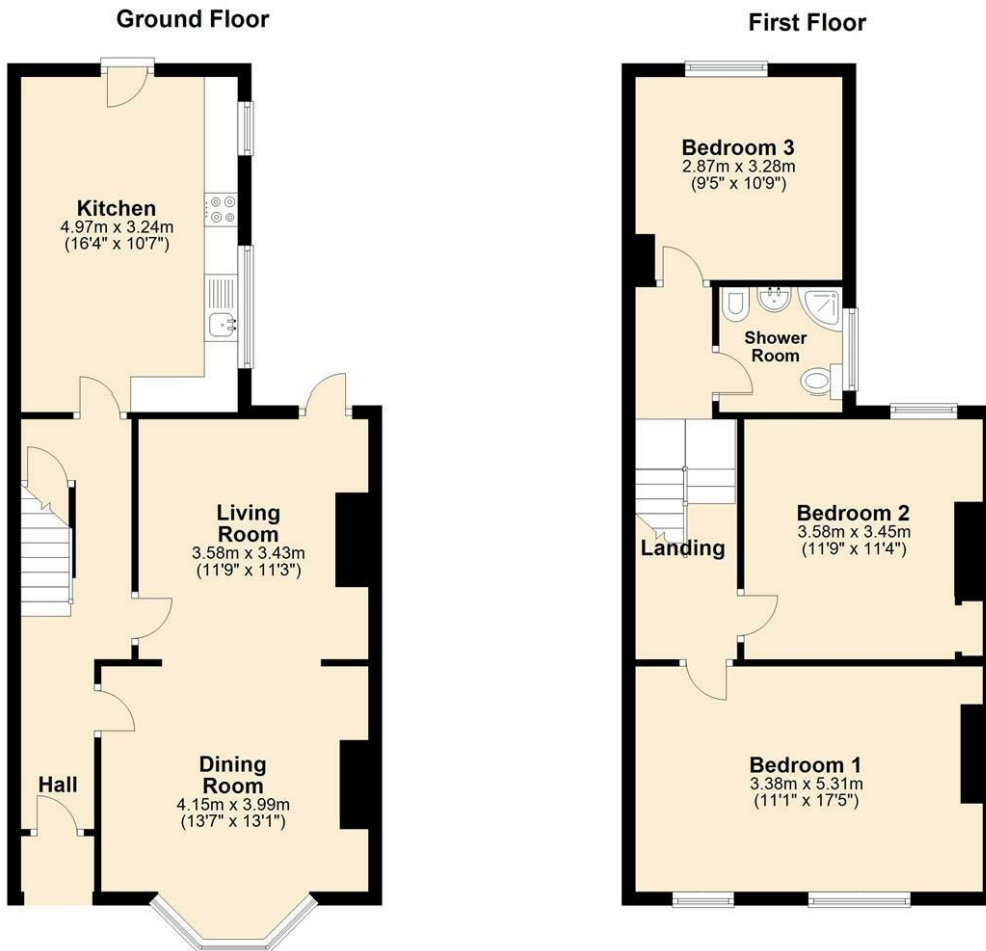
Coastal Erosion -

Coalfield or Mining Area -

Whitakers Estate Agent Declaration

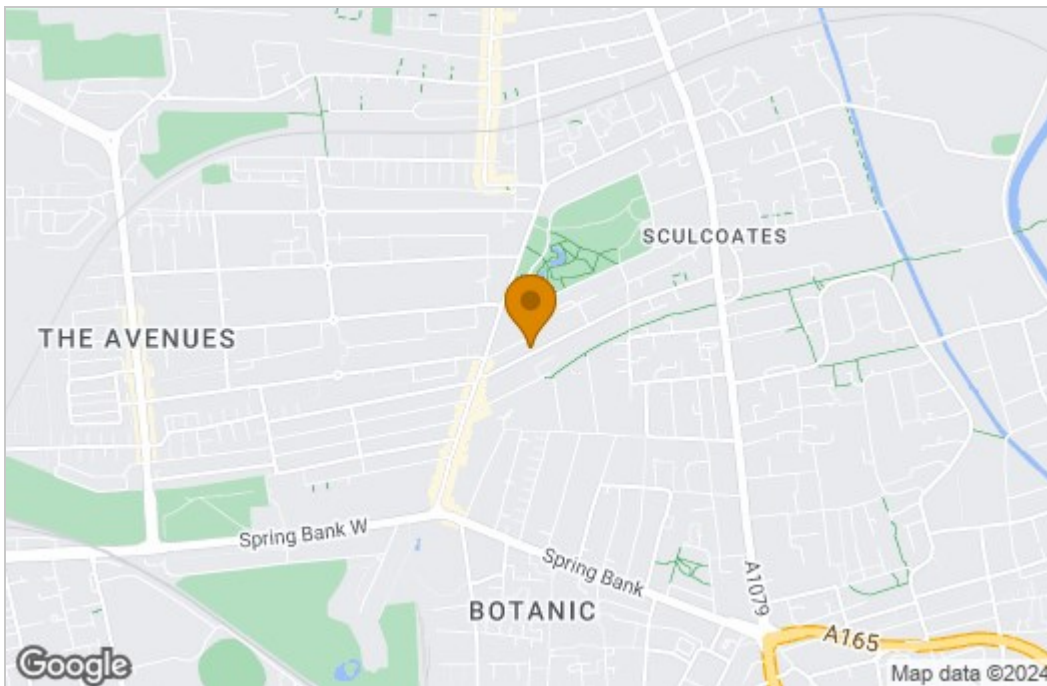
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Floor Plan

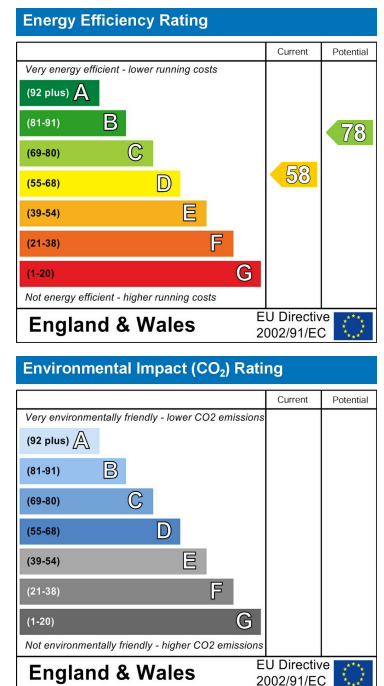


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.