



47 Brooklands Road, Hull, HU5 5AD

**FOR SALE - Guide Price £115,000**

**Haller Evans**

Chartered Surveyors

# Residential Investment / Tenant in situ / Popular residential area / End-terraced 2 bed house

## Modern kitchen / UPVC double glazing / Gas central heating / Gardens front & rear

A **RESIDENTIAL INVESTMENT PROPERTY**, offered for sale subject to tenancy and currently producing £6,360 per annum. The property comprises an end-terraced house, in a popular residential area to the west of the City Centre.

The property benefits from good road access to the A63/M62 and Humber Bridge and regular bus services connect into Hull.

The accommodation briefly comprises entrance hall, lounge, kitchen/diner to the ground floor and 2 bedrooms and bathroom/wc to the first floor.

### Ground Floor

**Entrance Hall** With uPVC main entrance door, radiator, stairs to first floor

**Lounge** Approx 4.57m x 3.69m (14.9 ft x 12.1 ft) approx including bay with uPVC double glazed bay window frame, fireplace surround with fitted gas fire, radiator

**Kitchen/Diner** Approx 4.63m x 2.86m (15.2 ft x 9.4 ft) approx with uPVC double glazed window frames overlooking rear garden, modern fitted wall and base storage units with worktops, extractor hood, stainless steel sink unit, plumbing for washer, wall-mounted gas central heating boiler, under stairs cupboard, uPVC door to rear garden

### First Floor

**Bedroom 1** Approx 4.65m x 3.79m (15.2 ft x 12.4 ft) approx with uPVC double glazed window to front elevation, radiator, wall cupboard

**Bedroom 2** Approx 2.97m x 2.77m (9.7 ft x 9.1 ft) approx with uPVC double glazed window to rear elevation, radiator

**Bathroom/WC** Approx 2.20m x 1.78m (6.6 ft x 5.8 ft) approx with double glazed window to rear elevation, white suite comprising bath with shower over, pedestal, wash hand basin and low flush wc, radiator

**External** The property has gardens to the front and rear, with a rear store/workshop. Side 10 foot.

**Services** Mains gas, electricity, water and drainage are available.

**Council Tax** We understand from Internet enquiry that the property is assessed in Band A - The Local Authority is Kingston upon Hull City Council.

**EPC Rating** D

**Tenure** Freehold. The property is to be sold subject to the existing Periodic Assured Shorthold Tenancy.

**Viewing** For more information and to view please contact Haller Evans Tel 323033 or [info@hallerevans.com](mailto:info@hallerevans.com)



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