



## 1 Linden Grove

Hull

HU5 1BP

£78,950

IDEAL INVESTMENT OPPORTUNITY! We offer to the market this 2 Bedroom end house benefiting from uPVC double glazing and gas central heating which is currently rented on an Assured Shorthold Tenancy achieving £625pcm (becoming vacant 22 December 2025). The accommodation includes Lounge, Kitchen, Lobby Bathroom and on the first floor 2 Bedrooms. Outside there is a yard to the rear. Situated in this popular and convenient area.



## Property Features

- End House
- 2 Bedrooms
- Gas Central Heating
- uPVC Double Glazing
- Rear Yard
- Popular Area
- Ideal Investment Opportunity
- Achieving £625pcm

## Full Description

PLEASE NOTE THAT THE PHOTOGRAPHS ARE OF THE PROPERTY BEFORE THE TENANTS OCCUPIED THE PROPERTY.

### LOCATION

The property is situated off Sculcoates Lane and is situated in this convenient location for local amenities including shops, public transport, schools and good travelling distance to Hull city centre itself.

### THE ACCOMMODATION COMPRISES

### GROUND FLOOR

#### LOUNGE

13' 11" x 12' 6" (4.24m x 3.81m)

Measured into bay and recess. With uPVC double glazed bay window which overlooks the front, uPVC double glazed entry door with overhead window, fire surround with hearth and electric fire, double central heating radiator, laminate flooring.



#### KITCHEN

12' 9" x 9' 2" (3.89m x 2.79m)

With a stainless steel sink and drainer with mixer tap, fitted base and wall-mounted units with worktop surface areas with tiled surrounds, staircase leading to the first floor, electric cooker point, uPVC double glazed window which overlooks the rear.



#### LOBBY

With a half obscured uPVC double glazed door which leads to the courtyard, plumbing for automatic washing machine.

#### BATHROOM

6' 2" x 5' 9" (1.88m x 1.75m)

With a panelled bath having mixer tap and shower attached with screen, pedestal wash hand basin with mixer tap, low level WC, bath walls are fully-tiled and further wall part-tiled, uPVC obscured double glazed window which overlooks the side, chrome wall-mounted radiator.

# Full Description

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## FIRST FLOOR

### LANDING

With small uPVC double glazed window which overlooks the rear, access to roof void area.

### BEDROOM 1

12' 3" x 11' 8" (3.73m x 3.56m)

Measured into recess. With uPVC double glazed window which overlooks the front, single central heating radiator.

### BEDROOM 2

9' 6" x 9' 3" (2.9m x 2.82m)

With uPVC double glazed window which overlooks the rear, single central heating radiator.

### OUTSIDE

To the front of the property there is a forecourt garden which is low-maintenance with wrought-iron fencing and gate and path. To the rear, there is a courtyard with brick-walling on the perimeters and gate leading to pedestrian access only.

### TENURE

We believe the tenure of this property to be Freehold (to be confirmed by the

vendor's solicitors).

### VIEWING

TO VIEW, PLEASE CALL OUR NEWLAND AVENUE OFFICE ON 01482 472900.

### ALL MEASUREMENTS ARE APPROXIMATE AND FOR GUIDANCE ONLY

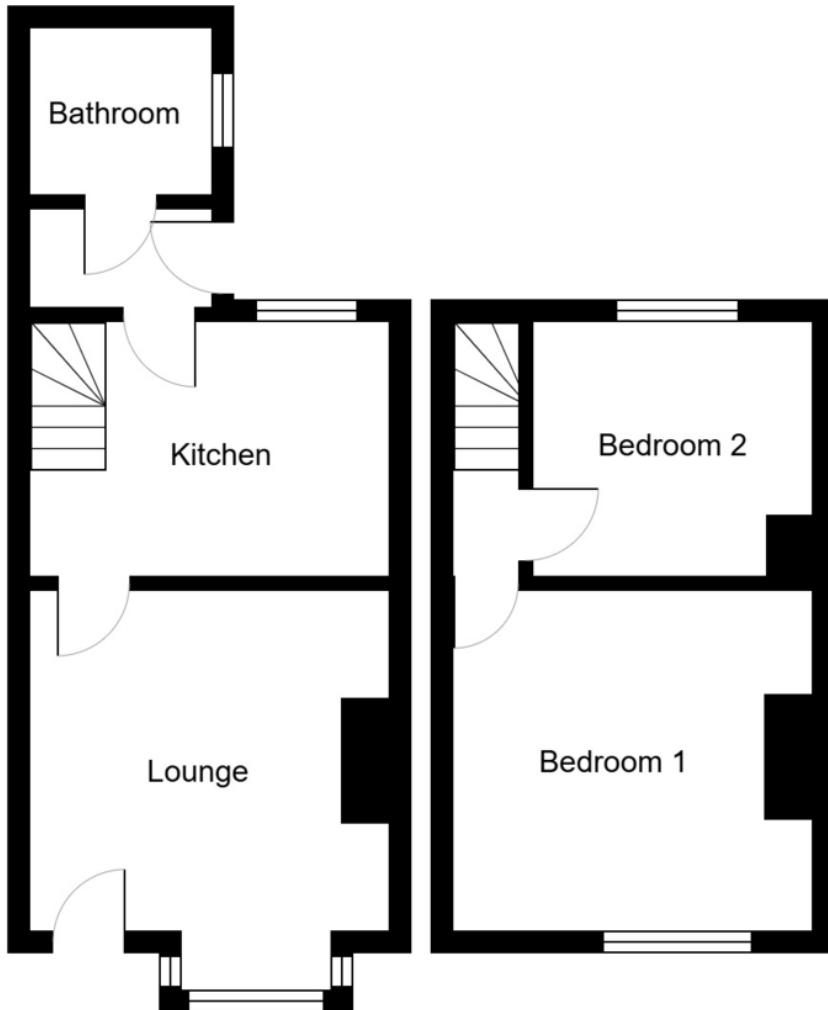
The mention of any appliances and/or services within these particulars does not imply they are in full and efficient working order.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if travelling some distance to view the property.

Neil Kaye Estate Agents for themselves and the vendors or lessors of this property whose agents they are, given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.

NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE TO BE RELIED UPON AS STATEMENTS OR REPRESENTATIONS OF FACT

Monday to Friday 9am to 5pm  
Saturday 10am to 1pm.



### DRAFT FLOOR PLAN - AWAITING VENDOR'S APPROVAL

All measurements are approximate and for display purposes only

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

