



44 Rutland Road, Hull, HU5 5AD

**FOR SALE - Guide Price £88,000**

**Haller Evans**

Chartered Surveyors

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

## UPVC double glazing / Gas central heating / Gardens front & rear / 10 foot access

A **RESIDENTIAL INVESTMENT PROPERTY**, offered for sale subject to tenancy and currently producing £6,000 per annum. The property comprises a mid-terraced house, in a popular residential area off Spring Bank West, 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 4.4m including bay x 3.6m max (14.4 ft including bay x 11.8 ft max) approx. With uPVC double glazed bay window frame, fireplace surround with fitted gas fire, radiator, under stairs cupboard

**Kitchen/Diner** Approx 4.6m x 2.45m (15.1 ft x 8 ft) approx. With uPVC double glazed window frames overlooking rear garden, fitted wall and base storage units with worktops, stainless steel sink unit, plumbing for washer, electric cooker point, radiator, uPVC door to rear garden, STORE off with gas boiler

### First Floor

#### Landing

**Bedroom 1** Approx 4.6m max x 3.8m including bay (15.1 ft max x 12.5 ft including bay) approx. With uPVC double glazed windows to front elevation, fitted wardrobes, radiator

**Bedroom 2** Approx 3.04m x 2.65m max (9.9 ft x 8.7 ft max) approx. With uPVC double glazed window to rear elevation, fitted wardrobes, radiator

**Bathroom/WC** Approx 2.09m x 1.84m (6.8 ft x 6 ft) approx. With double glazed window to rear elevation, bath with shower over, pedestal wash hand basin and low flush wc, radiator

**External** The property has gardens to the front and rear, with rear 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** C

**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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