

East Park Avenue, Hull, HU8 9AE

william h brown

Welcome to

East Park Avenue, Hull

Attention investors! Situated in this pleasant position with East Park at the top of the street is this spacious two bedroomed tenanted home. Sold with tenant in situ, this property offers a great investment opportunity.













Entrance Porch

Entrance Hall

Lounge-Diner
25' 9" max into bay x 11' 5" max into recess (7.85m max into bay x 3.48m max into recess)

Kitchen
12' 7" max x 9' 6" max (3.84m max x 2.90m max)

Landing

Bedroom 1
15' 3" max into recess x 13' 6" max into recess (4.65m max into recess x 4.11m max into recess)

Bedroom 2
11' 9" max x 9' 7" max into recess (3.58m max x 2.92m max into recess)

Bathroom

Front Garden

Rear Garden

Agent's Note
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Welcome to

East Park Avenue, Hull

- GUIDE PRICE £110,000 - £130,000
- SOLD WITH TENANT IN SITU
- COUNCIL TAX BAND: A
- PLEASANT POSITION CLOSE TO EAST PARK
- EXCELLENT LOCAL AMENITIES

Tenure: Freehold EPC Rating: D
Council Tax Band: A

Directions to this property:

Please see map below for directions. For more information contact the branch on 01482 327913

guide price

£110,000 - £130,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
HDR122431 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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