



17 East Mount Avenue, Hull, HU8 9EW Offers Over £105,000



Nestled on East Mount Avenue in Hull, this charming three-bedroom house offers a fantastic opportunity for both investors and families alike. Spanning an impressive 1,076 square feet, the property boasts a well-proportioned reception room.

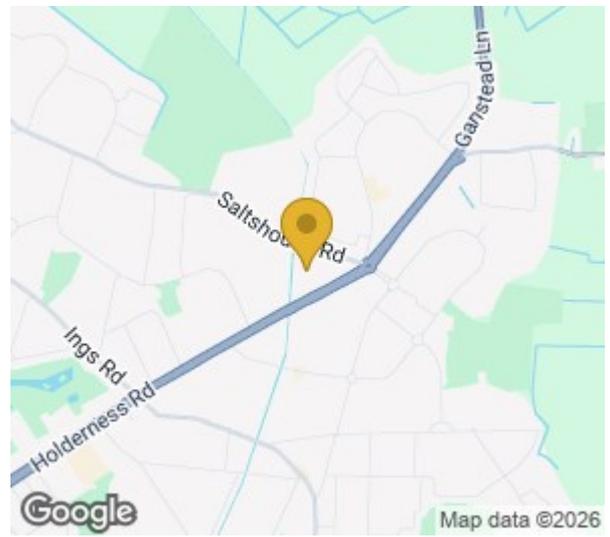
Currently, the house is rented to a reputable serviced accommodation provider, generating a steady income of £800 per calendar month. This arrangement provides an attractive return of 9.14%, making it an appealing investment for those looking to expand their property portfolio. The current tenancy is secured for approximately the next two years, ensuring peace of mind for the new owner.

The property features a spacious front area, enhancing its curb appeal and providing a welcoming entrance. Additionally, it comes fully furnished with all fixtures included, allowing for a seamless transition for the new owner or tenant.

This well-maintained home is ideally situated in a vibrant community, close to local amenities and transport links, making it a convenient choice for families or professionals. With its combination of space, rental potential, and prime location, this property is not to be missed. Whether you are seeking a sound investment or a comfortable family home, this house on East Mount Avenue is sure to meet your needs.

VIEWING

To arrange a viewing on this property or require further information please contact one of our team on 01482 342445



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC



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