



26 Manor Road, Preston, Hull, HU12 8SQ

FOR SALE - Guide Price £120,000

Haller Evans

Chartered Surveyors

Investment property / Semi-detached bungalow / Potential to extend, subject to planning / Popular village location Gas central heating / uPVC double glazing / In need of modernisation / South facing rear garden, with rear access road

A **RESIDENTIAL INVESTMENT/DEVELOPMENT PROPERTY**, offered for sale subject to tenancy and currently producing £6,300 per annum.

This semi-detached bungalow with large rear garden is located in the Holderness village of Preston, with local shops and easy access to the nearby market town of Hedon.

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

In detail the property comprises: -

Entrance Hall	With uPVC main entrance door, radiator
Lounge	Approx 4.35m x 3.46m inc bay (14.3 ft x 11.4 ft inc bay). With uPVC double glazed bay window to front elevation, fireplace surround with fitted gas fire, fitted wall cupboard, radiator
Kitchen	Approx 2.87m x 2.86m (9.4 ft x 9.4 ft). With uPVC double glazed window to rear elevation, fitted wall and base storage units with worktops, stainless steel sink unit, plumbing for washer, radiator, door to rear garden
Bedroom 1	Approx 4.34m x 3.21m inc bay (14.2 ft x 10.5 ft inc bay). With uPVC double glazed bay window to front elevation, radiator
Bedroom 2	Approx 3.04m x 2.71m (10 ft x 8.9 ft). With uPVC double glazed window to rear elevation, gas boiler, radiator
Bathroom/WC	Approx 1.99m x 1.69m (6.5 ft x 5.5 ft). With uPVC double glazed window to rear elevation, white suite comprising bath with shower attachment over, pedestal wash hand basin and low flush wc, radiator
External	The property has gardens to the front and rear, with rear vehicular access road.
Services	Mains gas, electricity, water and drainage are available.
Council Tax	We understand from Internet enquiry that the property is assessed in Band B - The Local Authority is East Riding of Yorkshire 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

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