



172 Bethune Avenue, Hull, HU4 7HA

**FOR SALE - Guide Price £90,000**

**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

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

The property comprises a mid-terraced house, in a popular residential area close to local shops and a wide range of amenities in Hessle. Good road access is available to the A63/M62 and Humber Bridge and regular bus services connect to the City Centre.

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

In detail the property comprises: -

### Ground Floor

- Entrance Hall** With uPVC main entrance door, radiator, stairs to first floor
- Lounge** Approx 4.26m max x 3.59m max (13.9 ft max x 11.8 ft max). With uPVC double glazed bay windows to front elevation, fireplace surround, radiator
- Kitchen/Diner** Approx 4.53m max x 2.82m max (14.9 ft max x 9.3 ft max). With uPVC double glazed window to rear elevation, fitted wall and base storage units with worktops, stainless steel sink unit, radiator, under stairs cupboard
- Rear Entrance Porch/Store** Approx 2.38m x 1.97m (7.8 ft x 6.5 ft). With uPVC entrance door to rear garden and uPVC window, plumbing for washer, WC off

### First Floor

- Landing** With ceiling hatch to roof void
- Bedroom 1** Approx 4.55m max x 4.25m max (14.9 ft max x 13.9 ft max). With uPVC double glazed windows to front elevation, radiator
- Bedroom 2** Approx 3.01m x 2.8m (9.8 ft x 9.1 ft). With uPVC double glazed window to rear elevation, wall cupboard, radiator, gas boiler
- Bathroom/WC** Approx 1.81m x 1.41m (5.9 ft x 4.6 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, extractor fan
- External** The property has gardens to the front and rear. 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** 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](mailto:info@hallerevans.com)

Hull 66 - 68 Humber Street, HU1 1TU

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**Haller Evans**  
www.hallerevans.com  
**01482 323033**



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