



Albert Avenue, Hull
Asking Price £70,000





KEY FEATURES

- Two Bedroom
- Popular Location
- First time buyer
- Investment opportunity!
- Refurbished Two Bed Terrace
- Modern Bright Decor
- Tenant in situ
- Two Reception Rooms
- Council A
- EPC D

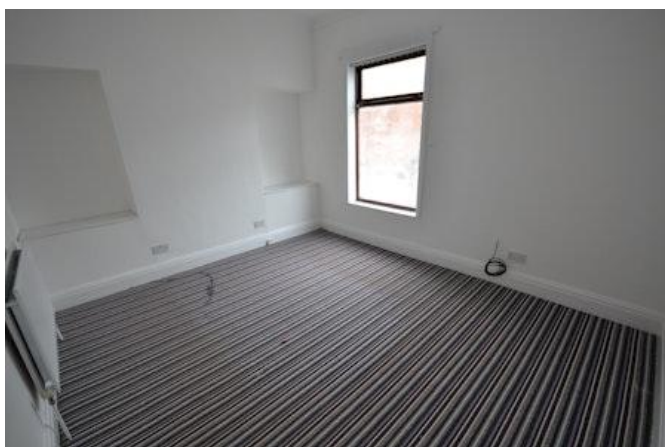
DESCRIPTION

This two-bedroom mid terrace property offers huge potential with a spacious open plan living & dining room, a fully fitted kitchen, two double bedrooms, a large family bathroom.

On the ground floor you will find the reception area with a feature electric fire place and fully carpeted, with double doors leading into the separate dining area. The property offers a kitchen including an arrangement of white base and wall units with contrasting work tops. An electric oven and four ring gas hobs.

The bathroom comprises a pedestal wash basin, a close-coupled WC and bath with panelled walling and a shower above. There is a large window to the side elevation, extraction and ample space to install an airing cupboard.

Up to the first floor there is spacious central landing which provides access to two generous double bedrooms.



PARTICULARS OF SALE

Hallway

Step inside the property into the hallway on the ground floor where you will find...

Reception Area

The fully carpeted reception area with the windows to the front elevation and feature fire place. With double doors leading to the separate dining area.

Dining Room

Offering neutral décor and additional space for a dining area or second reception.

Kitchen

With an array of cream base and wall units with contrasting worktops. An electric oven and four ring gas hobs. The window to the side elevation overlooking the private courtyard.

Bathroom

The bathroom comprises a pedestal wash basin, a close-coupled WC and bath with panelled walling and a shower above. There is a large window to the side elevation, extraction and ample space to install an airing cupboard.

FIRST FLOOR ACCOMODATION

Bedroom One

A fully carpeted double bedroom with the windows to the front elevation.

Bedroom Two

A fully carpeted double bedroom with the windows to the rear of the elevation.

Outside

To the rear of the property is a private enclosed courtyard.

TENURE

The tenure of this property is freehold.

LOCAL AUTHORITY

Council tax band: A

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 300300.

<https://www.hull.gov.uk/>

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01482 846622.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01482 846622 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

A&C Homes Limited T/A Lovelle Estate Agency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

