URBAN PROPERTY

## 8 East Park Avenue, Hull, HU8 9AE

## £110,000

WITH TENANT IN SITU & NO CHAIN! This three bedroom mid terraced property is an excellent investment opportunity, situated in a popular residential location close to local amenities, bus links and East Park. Benefiting from gas central heating and double glazing, the property features a through lounge, kitchen, three bedrooms and bathroom. Externally, there is a low maintenance front yard and enclosed rear garden with storage shed.

Ground floor

Entrance hallway
With entrance door, carpet flooring, stairs off and door to:

Through lounge
With bay window to the front, window to the rear, carpet flooring, radiator and feature fireplace.

Kitchen
With window to the rear, vinyl flooring, range of wall and base units with contrasting work surface, tiling to splash backs, electric oven, gas hob, extractor hood, 1 1/4 sink unit with mixer tap over, plumbing for automatic washing machine, wall mounted boiler and rear door.

First floor

Landing
With carpet flooring and doors to:

Bedroom
With windows to the front, carpet flooring and radiator.

Bedroom
With window to the rear, carpet flooring and radiator.

Bedroom
With window to the rear, carpet flooring and radiator.

Bathroom
With vinyl flooring, radiator, part tiled walls, pedestal hand wash basin, low flush w/c and panel enclosed bath with shower over.

Exterior
To the front of the property is an easily maintainable yard with path to entrance. To the rear is a fully enclosed garden, also designed for ease of maintenance with storage shed.

## Floor Plan

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**Approximate total area**(1)

967 ft²

89.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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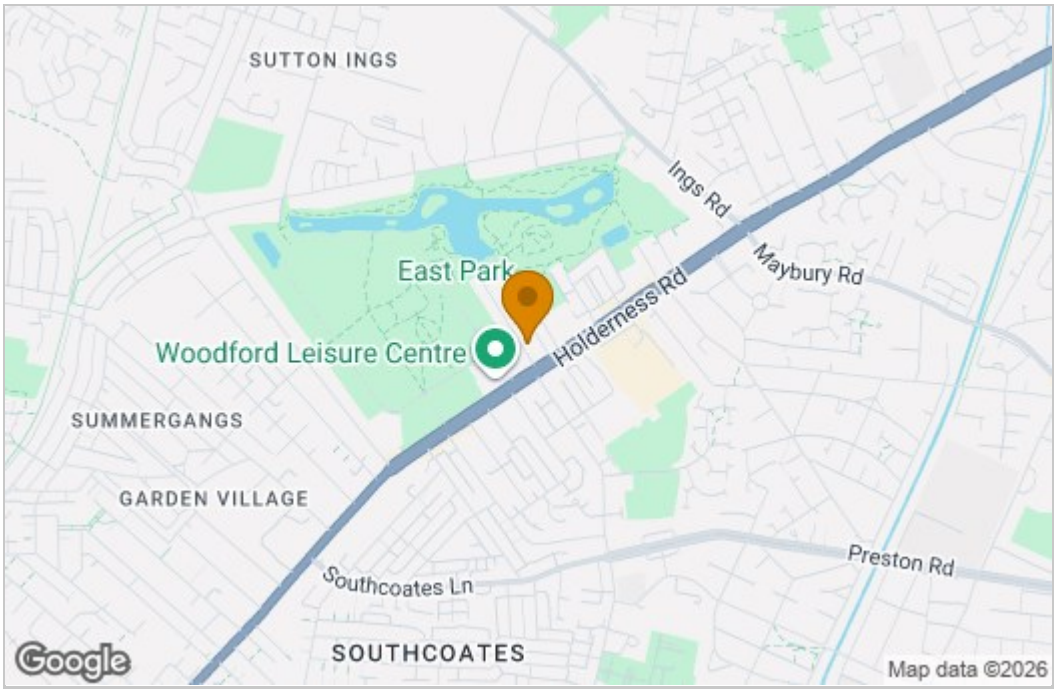
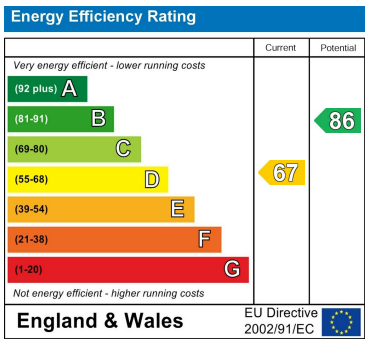
## Area Map




## Energy Efficiency Graph

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