



**Boulevard
Hull, HU3 2TE**

Offers in Excess of £60,000

GGO
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MAIN FEATURES:

- Well Presented First Floor Apartment
- Fitted Kitchen
- Lounge/Diner
- Double Bedroom & Bathroom/WC
- Residents Off Road Parking
- Landlords Only

An excellent investment opportunity with this well-presented first-floor apartment in the desirable Rosedale Mansions, available to landlords only, with a reliable paying tenant already in situ. The property offers a smart and practical layout, beginning with a fitted kitchen equipped for everyday living. The bright and welcoming lounge/diner provides generous space for relaxation or entertaining, while the double bedroom delivers comfortable, well-proportioned accommodation. A clean and tidy bathroom/WC completes the arrangement. The development also benefits from residents' parking, adding convenience and security. Rosedale Mansions enjoys a superb location on the historic Boulevard, a tree-lined avenue known for its attractive Victorian architecture and strong community feel.

The area offers excellent transport links into Hull city centre, placing shops, cafés, cultural venues, and employment hubs within easy reach. Nearby Hessle Road provides a wide choice of local amenities, while the Marina and regenerated waterfront are just a short journey away for dining, leisure, and scenic walking routes. With its appealing presentation, solid rental position, and well-connected setting, this property represents an ideal addition to any landlord's portfolio. A straightforward, ready-made investment—enquire today to secure this promising opportunity.

MEET THE TEAM



Tom Cranenburgh



Lewis Foster



Ruby Richards



Ray Aguirre

We are here to help with any questions
or information you need.

Are you looking for a solicitor or mortgage?
We can help arrange an appointment - Get in touch.



This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

T: 01903 331031 / 0800 033 7 943

E: info@getanoffer.co.uk

We're Open:

8am – 8pm 7 days a week

www.getanoffer.co.uk

01903 331031

38a Goring Road, Worthing, West Sussex, BN12 4AD

info@getanoffer.co.uk

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