



29 Foredyke Avenue, Hull, HU7 0DS

FOR SALE - £85,000

Haller Evans

Chartered Surveyors

This two-bedroom mid terrace property offers a perfect property for a new or existing landlords, the tenant that is in situ in on a regulated tenancy paying £127.11 per week. The property is ideal if you are wanting to start off in the property business or wanting to expand your portfolio.

The property is located within a popular residential location within Hull. The accommodation briefly comprises a welcoming lounge with bay window and feature fireplace, fitted kitchen, useful rear porch/utility area, two bedrooms and a family bathroom. Externally, the property benefits from low-maintenance gardens to both the front and rear.

Entrance Hall	Accessed via a uPVC entrance door with staircase leading to the first floor
Lean to/Utility	4.31m x 1.65m. A practical and versatile space currently used as a utility room for additional storage. Door leading out to the back garden.
WC	Painted brick wall with downstairs toilet
Lounge	4.26m x 3.3m. A bright and comfortable room featuring bay window to the front of the property, with a feature electric fireplace with ample floor space for living, Carpet, Pendant light fitting.
Kitchen/Diner	1.96m x 4.52m. A spacious room fitted with a range of base and wall units, stainless sink with separate taps, door to lean to/utility
Bedroom 1	3.83m x 4.23m. A generous double bedroom positioned to the front elevation with built-in storage cupboard.
Bedroom 2	2.51m x 2.44m. A well-proportioned second bedroom overlooking the rear aspect.
Bathroom	1.75m x 1.54m. Comprising a panelled bath, wash hand basin and WC
Outside	To the front of the property is a low-maintenance gravelled garden providing an attractive approach. The enclosed rear garden has been designed for ease of maintenance with gravelled areas and pathway leading to a hardstanding area.
Tenure	We are verbally advised that the property is freehold and we are awaiting formal confirmation from the vendors solicitor.
Council Tax Band:	‘A’ NB: This can be reviewed by the Local Authority.
EPC Rating:	C

FURTHER INFORMATION AND TO VIEW:

Viewing by appointment only, contact Laura Beales, laura.beales@hallerevans.com 01482 323033.

DISCLAIMER: This floor plan is for illustrative purposes only and not to scale; it should not be relied upon for accuracy. The image remains the intellectual property of Haller Evans and should not be reproduced without consent.

Property Management and Lettings

If you are a landlord looking to relieve yourself of the stress surrounding your tenanted properties or alternatively if you are seeking tenants, then Haller Evans are more than happy to help. We offer outstanding property management services as well as a quick turnaround letting service. If you wish to discuss your management needs, then please do not hesitate to call us on 01482 323033 or email info@hallerevans.co.uk

Free Valuation Service

Are you thinking of selling? We offer fast and free marketing appraisals for all properties with a view to go to market. Our team are often able to complete the free valuation within the week and service a wide radius of areas including Hull, Beverley, Cottingham, Grimsby, Cleethorpes and surrounding villages. If you are seeking a formal written valuation for mortgage or a variety of other purposes, please contact us.

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ADDITIONAL PHOTOS & PLANS



Lounge



Kitchen



Bedroom 1



Bathroom



Rear Elevation



Rear Garden

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