



## 49 Yatesbury Garth, Bransholme, HU7 4NB

### Offers Over £85,000



Welcome to Yatesbury Garth! This delightful property boasts a spacious 1,012 sq ft of living space, perfect for a growing family. Built in 1975, this good-sized 3-bedroom house offers a cosy retreat for those seeking comfort and convenience.

As you step inside, you'll be greeted by a welcoming reception room, ideal for entertaining guests or simply relaxing after a long day. The three bedrooms provide ample space for a peaceful night's sleep or a quiet retreat for some personal time.

One of the highlights of this property is the large rear garden, a perfect spot for outdoor gatherings, gardening enthusiasts, or simply enjoying a cup of tea in the fresh air.

Currently occupied by a long-term tenant, this property offers a great investment opportunity for those looking to secure a reliable rental income. Whether you're looking for a new family home or an addition to your property portfolio, this house in Yatesbury Garth is definitely worth considering.

Don't miss out on the chance to make this house your own and enjoy all the benefits of living in this wonderful neighbourhood. Book a viewing today!

#### VIEWING

To arrange a viewing on this property or require further information please contact one of our team on 01482 342445





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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