Lot 143 9 Redhill Park, Hull, HU6 8QH



All enquiries Ref: James Paterson



- **Substantial three floor semi-detached house**
- **Investment: Rent reserved £15,000 per annum**



Location:
The property is situated on Redhill Park which is located off Hall Road via Hainsworth Park. Public transport links include Hull Paragon Interchange mainline rail station together with a network of local bus services serving the surrounding vicinity. Road links include the A1079 Beverley Road and the A63, providing access to Hull city centre and the wider motorway network. Shopping amenities can be found locally within North Hull with an extensive range of shops, bars and restaurants being found in Hull City Centre and the nearby Kingswood Retail & Leisure Park. Recreational pursuits can be found locally at the open spaces of East Park, Pearson Park and the grounds surrounding the University of Hull

Description:
Long leasehold semi-detached house arranged over ground, first and second floors with driveway leading to garage and rear garden. Within walking distance of the University of Hull.

Accommodation:
Second floor: Master bedroom with en-suite, two further bedrooms
First floor: Reception room, one bedroom, bathroom/WC
Ground floor: Kitchen/diner, cloakroom/WC, hall
Outside: Front driveway leading to garage, rear garden

EPC rating: C

Council Tax Band: D

Tenancy:
The property is let on an assured shorthold tenancy agreement (AST) for a term of 12 months from 5th December 2025 at a rent of £1,250 per calendar month.

Rent reserved:
£15,000 per annum

Lease:
Held on a long lease for a term of 999 years from 1st January 2006 (Thus having approximately 979 years remaining).

Note:
The photographs contained within these particulars were taken in 2025 before the commencement of the current tenancy.

To view:
Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.



