



182 Bethune Avenue, Hull HU4 7HA

FOR SALE - Guide Price £90,000

Haller Evans

Chartered Surveyors

Residential Investment / Tenant in situ / Popular residential area / Mid-terraced 2 bed house

UPVC double glazing / Gas central heating / Gardens front & rear

A **RESIDENTIAL INVESTMENT PROPERTY**, offered for sale subject to tenancy and currently producing £6,300 per annum.

The property comprises a mid-terraced house, in a popular residential area close to local shops and a wide range of amenities in Hessle. Good road access is available to the A63/M62 and Humber Bridge and regular bus services connect to the City Centre.

The accommodation briefly comprises entrance hall, lounge and kitchen/diner to the ground floor and 2 bedrooms and bathroom/wc to the first floor.

In detail the property comprises: -

Ground Floor

- Entrance Hall** With uPVC main entrance door, radiator, stairs to first floor
- Lounge** Approx 4.28m max x 3.63m max (14 ft max x 11.9 ft max). With uPVC double glazed bay windows to front elevation, fireplace surround, radiator, under stairs cupboard
- Kitchen/Diner** Approx 4.60m x 2.82m (15.1 ft x 9.2 ft). With uPVC double glazed windows to rear elevation, fitted wall and base storage units with worktops, stainless steel sink unit, electric cooker point, radiator, uPVC door to rear garden

First Floor

Landing

- Bedroom 1** Approx 4.61m max x 4.29m max (15.1 ft max x 14 ft max). With uPVC double glazed bay windows to front elevation, radiator
- Bedroom 2** Approx 2.83m x 2.52m (9.3 ft x 8.3 ft). With uPVC double glazed window to rear elevation, radiator, gas boiler
- Bathroom/WC** Approx 1.94m x 1.80m (6.4 ft x 5.9 ft). With uPVC double glazed window to rear elevation, white suite comprising bath with shower over, pedestal wash hand basin and low flush wc, radiator

External The property has gardens to the front and rear. Rear 10 foot.

Services Mains gas, electricity, water and drainage are available.

Council Tax We understand from Internet enquiry that the property is assessed in Band A - The Local Authority is Kingston upon Hull City Council.

EPC Rating C

Tenure Freehold. The property is to be sold subject to the existing Periodic Assured Shorthold Tenancy.

Viewing For more information and to view please contact Haller Evans Tel 323033 or info@hallerevans.com

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