



FEATURES

- Mid terrace house
- Modern kitchen & bathroom
- Well-presented throughout
- Approx. 55.93 Sq. M (601 Sq. Ft)
- Ideal investment opportunity
- Two bedrooms
- On street parking available nearby
- Freehold

Offers In The Region Of £70,000

Two Bedroom Mid Terrace House

8, Alexandra Road,
Hull, HU5 2PA

OVERVIEW

The property is located within a small terrace row off Alexandra Road on Churchill Grove and is well placed for all amenities on Newland Avenue to the west and Beverley Road to the east.

This spacious mid terrace house offers well presented accommodation arranged over two floors and benefits from a modern kitchen and bathroom.

The property is entered via a uPVC front door into the hallway. To the ground floor the accommodation comprises a lounge with bay window, a modern dining kitchen fitted with a range of base and eye level units and houses the gas central heating boiler. The bathroom is located on the ground floor and comprises a three-piece suite in white and has been fully tiled.

Stairs from the kitchen provide access to the first floor where there are two spacious double bedrooms.

The property enjoys uPVC double glazing and gas central heating throughout.

Accommodation

- Two bedroom mid terrace house
- Well presented throughout
- Investment: Let for £4,740 pa
- Freehold

Accommodation

Total – 55.93 Sq. M (601 Sq. Ft)

Services

We understand the property to have mains gas, electricity, water and drainage, however we would advise any interested parties to make their own enquiries.

Tenure

Freehold

Investment Analysis

The property is currently let and is being sold as an ideal investment opportunity for any landlord or investor. The tenants have been in situ for several years and do wish to reside in the property.

The property is let for £395 pcm (£4,740 pa), we believe the property to be under rented and a higher rent could be achieved if desired.



Council Tax

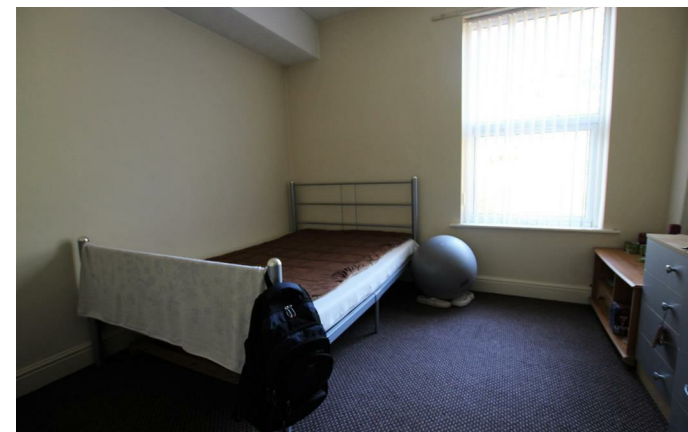
The property is rated in Council Tax Band A. Council Tax payable (2017/18) is approximately £1,075.52 pa.

Buyers Premium

A Buyer's Premium of 1% (min. £900) inc. VAT is payable on top of the purchase price. Please take in to account when offering on a property.

Viewings

Viewings are available by appointment only please contact a member of the John Pye Property team today 0115 970 6060.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Renters	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(82 plus) A			(82 plus) A
(69-81) B			(69-81) B
(55-68) C			(55-68) C
(45-54) D			(45-54) D
(39-44) E			(39-44) E
(31-38) F			(31-38) F
(1-30) G			(1-30) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC