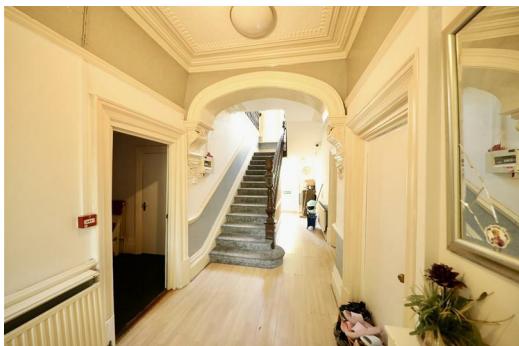




**SYMONDS + GREENHAM**

Estate and Letting Agents



## **58 Park Avenue, Hull, East Yorkshire HU5 3ES**

**£499,950**

An Exceptional Investment Opportunity on Park Avenue

Positioned on the prestigious and tree-lined Park Avenue, this substantial end-terrace property offers a rare and exciting investment prospect. Once a 14-bedroom hotel and spanning an impressive footprint, the property features 14 generously sized bedrooms and 11 shower and bathrooms, offering ample scope for high-occupancy accommodation. Its double-fronted façade exudes charm and character, with beautiful period features throughout that will appeal to those seeking a property with personality and presence.

To the rear, an expansive garden provides a peaceful outdoor retreat alongside highly sought-after off-street parking for multiple vehicles—a true rarity in this central location.

Offered with no onward chain, this is a unique opportunity to acquire a large, versatile property in one of the area's most desirable addresses. Whether you're an experienced investor or developer, this blank canvas presents endless potential for a premium rental income or boutique-style redevelopment.

Opportunities of this scale and position are seldom available—enquire now to explore the full potential of this remarkable home.

## CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

## TENURE

Symonds + Greenham have been informed that this property is Freehold

If you require more information on the tenure of this property please contact the office on 01482 444200.

## COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band F

## VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

## DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

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		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

