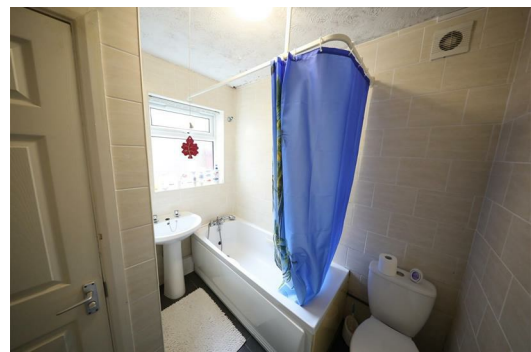




SYMONDS + GREENHAM

Estate and Letting Agents



8 Churchill Grove, Hull, HU5 2PA

£70,000

TENANTED INVESTMENT - TWO BED TERRACED - CURRENTLY ACHIEVING £500PCM - POPULAR HU5 LOCATION

Located on Churchill Grove off Alexandra Road in the popular HU5 area, this two bedroom terraced property is a fantastic investment opportunity. Situated close to a range of local amenities and transport links, the property is being sold as a tenanted investment, currently achieving £500 per calendar month, making it an ideal addition to any landlord's portfolio.

The ground floor comprises an entrance hall leading to a spacious living room, a well-proportioned kitchen, and a bathroom. Upstairs, two generous double bedrooms provide comfortable living space. Externally, the property benefits from both front and rear yards, offering low maintenance outdoor areas.

With a strong rental yield and a sought after location, this property is a ready-made investment opportunity not to be missed.

BOOK YOUR VIEWING NOW!

GROUND FLOOR

ENTRANCE HALL

with stairs to first floor and door to...

LOUNGE

with bay window

KITCHEN/DINER

with a range of eye and base level units with complementing work surfaces, sink basin with drainer unit, integrated oven with gas hob and overhead extractor fan, plumbing for washing machine, space for fridge freezer and door to...

BATHROOM

with low level w/c, pedestal sink basin and panelled bath with overhead shower attachment, with floor to ceiling tiles

FIRST FLOOR

BEDROOM 1

a good sized primary bedroom

BEDROOM 2

another double bedroom

OUTSIDE

The property benefits from front and rear gardens

CENTRAL HEATING

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

COUNCIL TAX BAND

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

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.

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

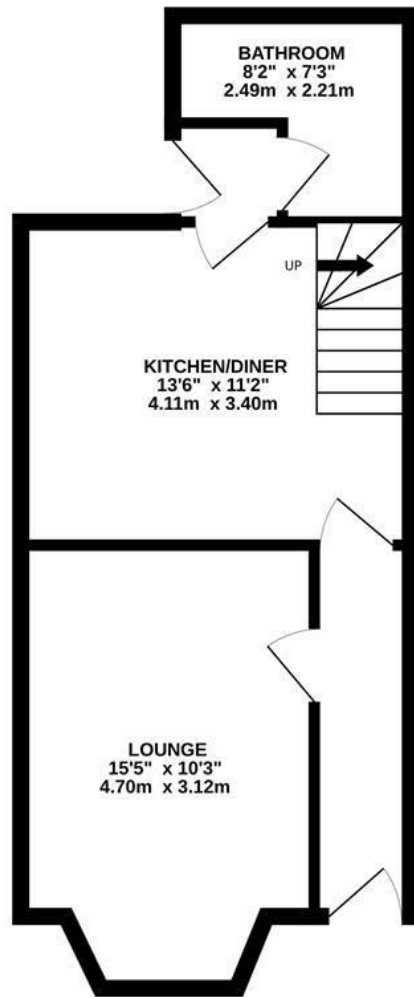
Symonds + Greenham have been informed that this property is Freehold.

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

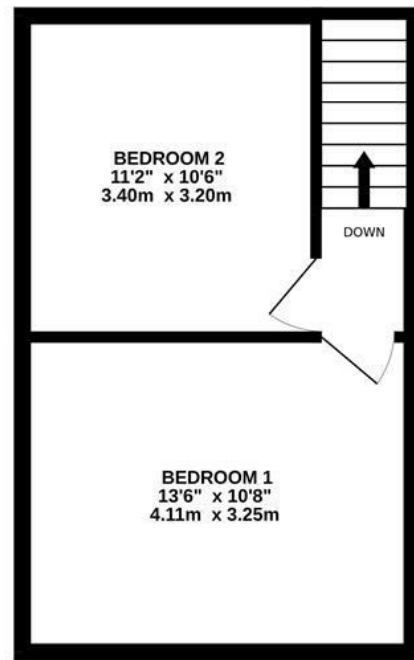
VIEWINGS

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

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 5/2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		70	
(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 ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

