



## 24 Brendon Avenue, Hull, HU8 8JE

Asking Price £115,000



### INVESTMENT PROPERTY FOR SALE

Presenting an excellent investment opportunity in a popular area. Spanning 753 square feet, the property features two inviting reception rooms, perfect for both relaxation and entertaining. The accommodation includes three bedrooms, with two generously sized double rooms and a smaller third bedroom.

One of the standout features of this home is the large rear garden, complete with decking, providing a delightful outdoor space for gatherings or quiet moments in the sun. The property is currently tenanted, making it an attractive option for investors seeking a reliable income stream. The existing tenant pays £500 per calendar month, while the market rent is estimated to be around £650 per month, offering a potential return of approximately 7%.

This property not only offers a comfortable living space but also the promise of a solid investment in a growing area. With its blend of character and practicality, this terraced house on Brendon Avenue is a compelling choice for those looking to expand their property portfolio or enter the rental market.

### VIEWING

To arrange a viewing on this property or require further information please contact one of our team on 01482 342445



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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