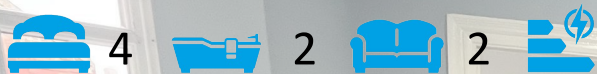




## 24 Glencoe Street, Hull, HU3 6HS Offers Over £125,000



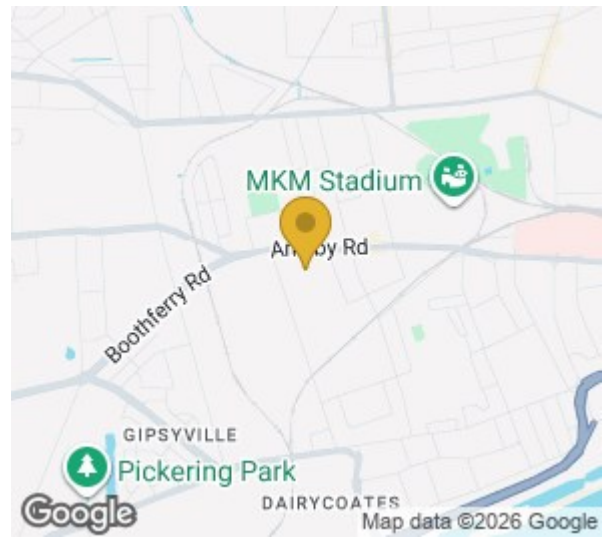
### INVESTMENT PROPERTY

Two x 2-bedroom self contained flats (one ground floor and one 1st floor) currently fully let and generating a gross income of £13,200 PA - 10.5% Gross Yield. Both the flats are occupied with working tenants.

The property is located off Anlaby Road which boasts a large selection of shops, bars and restaurants as well as having great travel links to Hull City Centre. The area is very popular with working professionals and EU workers.

### 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>		
(69-80) <b>C</b>		
(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	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.