

5 Victoria Avenue, Rustenburg Street, Hull, HU9 2PX

***GUIDE PRICE: £ 70,000 (plus fees)**



Description

This newly modernised end-of-terrace house provides an excellent opportunity for discerning investors looking to add a high-quality property to their portfolio. The gas centrally heated and double glazed accommodation has been refurbished to include a new kitchen, upgraded wiring, refurbished bathroom and redecoration throughout. New carpets have also been fitted. Similar two bedroom properties in the area are letting in the region of £575pcm giving the potential of a gross return of just under 10% based on the guide price.

Location

Situated off New Bridge Road, close to local amenities, schools and shops. It also has great transport links into the Hull City Centre and surrounding areas.

Accommodation

Ground Floor : Entrance Hall, Living Room, Kitchen, Lobby, Bathroom

First Floor : Landing, Bedroom One, Bedroom Two

Outside : There is a small forecourt to the front and an enclosed rear garden with gate onto a pedestrian rear access.

Legal Pack

A legal pack has been requested from the vendors solicitor and will be made available online as soon as it is received. You can register to receive an email notification when the pack is available by going to auctionhouse.co.uk/hullandeastyorkshire and clicking on the property you are interested in. On the property detail page you will see a red 'LEGAL PACK' button which you should click on and it will take you to the registration page.

Joint Agent: Dee Atkinson & Harrison, Market Place, Driffield, YO25 6AW
Tel : 01377 241 919

**Dee
Atkinson
& Harrison**

Viewing:

Strictly by appointment with the auctioneers on 0845 400 9900

Services:

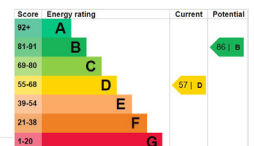
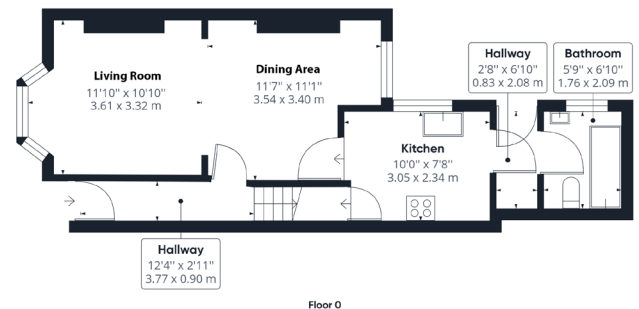
Mains water, gas, electricity and drainage are all connected but have not been tested. Central heating is from a gas-fired boiler (not tested).

Council Tax:

Payable to Hull City Council – Band A

Solicitors:

Jane Brooks Law
13 St Augustines Gate, Hedon, East Yorkshire, HU12 8EU



Tenure: Freehold. Sold with vacant possession upon completion.

Additional Fees

Additional Fees (Including VAT) Administration Charge: The purchaser will be required to pay an administration charge of 0.3% of the purchase price subject to a minimum of £750 (£625 plus VAT). Buyer's premium £480 (£400 + VAT).

Disbursements – Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.