



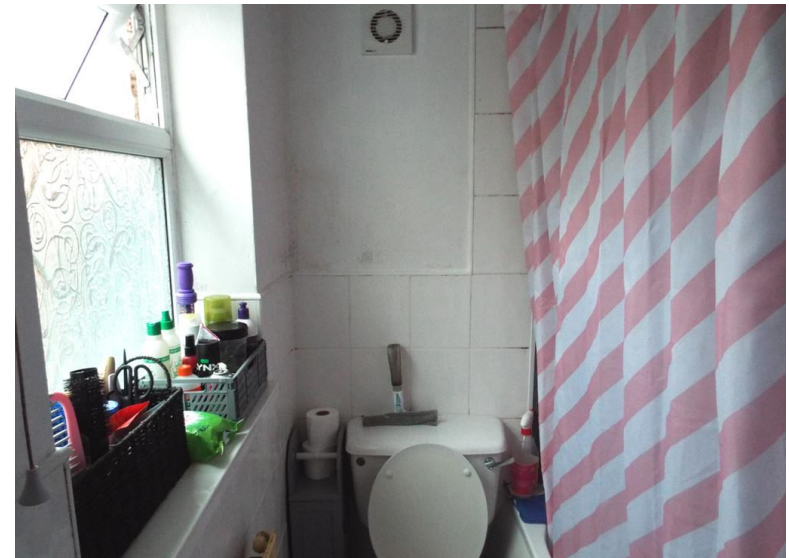
6 Ferndale

Redcar Street Hull

HU8 7HL

£70,000

ATTENTION INVESTORS! We offer onto the market this 2 Bedroom middle terraced house with tenant in situ. The property, which benefits from gas central heating and uPVC double glazing, briefly comprises of Lounge, fitted Dining Kitchen, Lobby and Bathroom/WC, on the first floor there are 2 Bedrooms and outside there is a forecourt garden and small yard to the rear. Situated in this convenient location.



Property Features

- Middle Terraced House
- 2 Bedrooms
- Tenant In Situ
- Achieving £550pcm
- Gas Central Heating
- uPVC Double Glazing
- Good Investment Opportunity
- Convenient Location

Full Description

THESE DETAILS ARE DRAFT DETAILS ONLY AND ARE AWAITING APPROVAL BY THE VENDOR

LOCATION

The property is situated in this convenient area just a short distance from Hull city centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

LOUNGE

14' 10" x 11' 2" (4.52m x 3.4m)

Measured into bay and recess. With double central heating radiator, uPVC double glazed bay window which overlooks the front, uPVC double glazed entry door and TV point.

DINING KITCHEN

14' 10" x 10' 2" (4.52m x 3.1m)

Measured at widest points. With fitted base and wall-mounted units, stainless steel single sink and drainer, worktop surface areas with tiled surrounds, uPVC double glazed window which overlooks the rear, plumbing for automatic washing machine, extractor/cooker hood, built-in under oven, 4 ring gas hob, tiled flooring, double central heating radiator and staircase leading to the first floor.

LOBBY

With uPVC double glazed door which leads to the rear, tiled flooring and pedestal wash hand basin.

BATHROOM

4' 11" x 4' 7" (1.5m x 1.4m)

With panelled bath having mixer tap with shower attached, single central heating radiator, low level WC, extractor, tiled areas, tiled flooring and uPVC obscured double glazed window which overlooks the side.

FIRST FLOOR

LANDING

BEDROOM 1

10' 6" x 11' 2" (3.2m x 3.4m)

Measured into recess. With uPVC double glazed window which overlooks the front and double central heating radiator.

BEDROOM 2

8' 4" x 9' 0" (2.54m x 2.74m)

With uPVC double glazed window which overlooks the rear, cupboard housing boiler serving central heating and hot water and single central heating radiator.



Full Description

OUTSIDE

To the front of the property there is a forecourt garden area with fencing and gate and to the rear there is a courtyard area with walling and gate leading to pedestrian access.

TENURE

We believe the tenure of this property to be Freehold (to be confirmed by the vendor's solicitors).

VIEWING

TO VIEW, PLEASE CALL OUR NEWLAND AVENUE
OFFICE ON 01482 472900.

ALL MEASUREMENTS ARE APPROXIMATE AND FOR GUIDANCE ONLY

The mention of any appliances and/or services within these particulars does not imply they are in full and efficient working order. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if travelling some distance to view the property. Neil Kaye Estate Agents for themselves and the vendors or lessors of this property whose agents they are, given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.

NONE OF THE STATEMENTS CONTAINED IN THESE
PARTICULARS AS TO THIS PROPERTY ARE TO BE RELIED
UPON AS STATEMENTS OR REPRESENTATIONS OF FACT

Monday to Friday 9am to 5pm

Saturday 10am to 1pm.



All measurements are approximate and for display purposes only

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 74 C |
| 55-68 | D | 63 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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