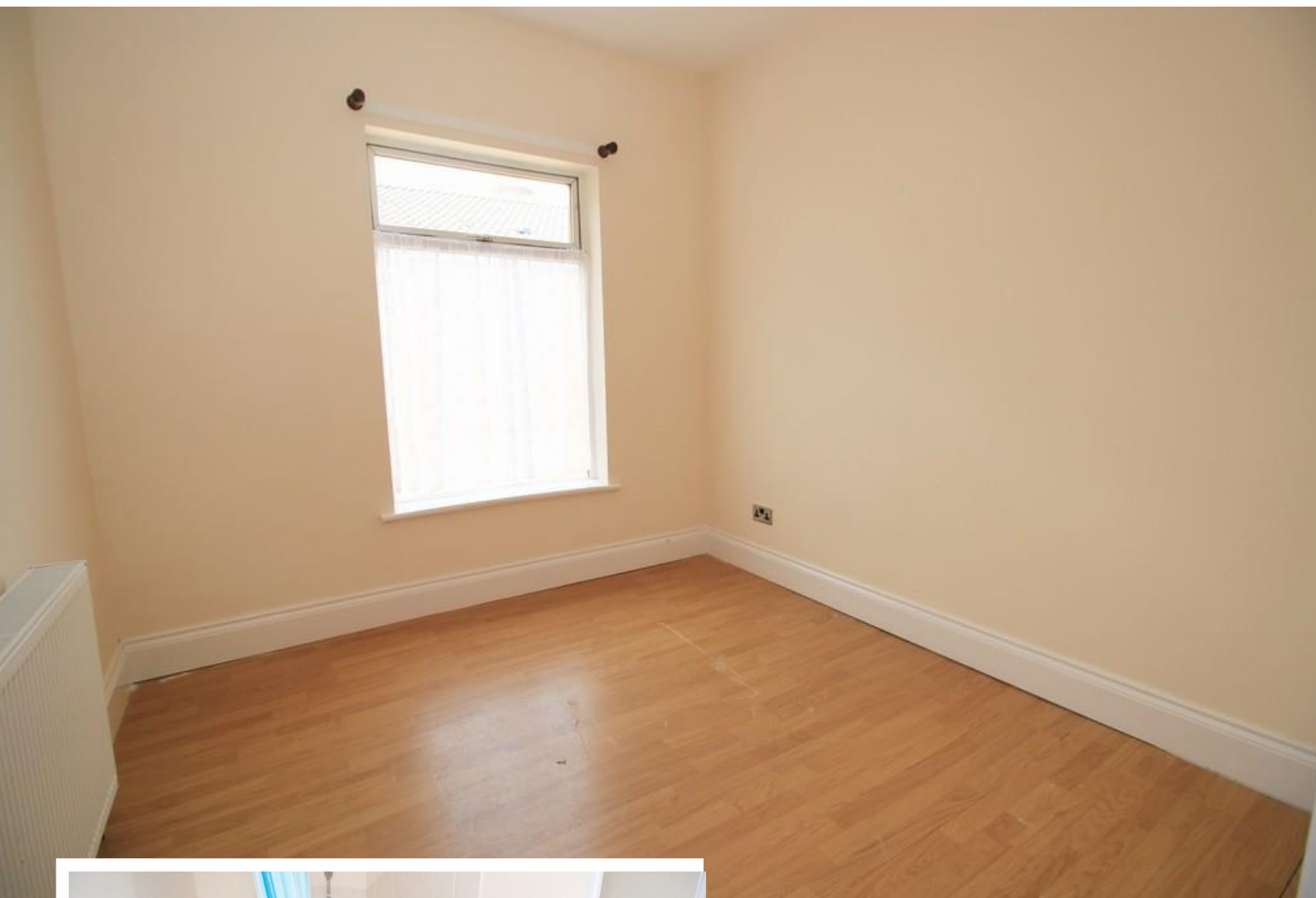




- ONE BEDROOM FLAT
- IDEAL FOR INVESTORS- 11.8% YIELD
- RECENTLY REDECORATED
- MODERN ACCOMMODATION

- GAS CENTRAL HEATING
- DOUBLE GLAZING
- POPULAR LOCATION
- RECENT RENTAL INCOME OF £325PCM





Property Description

Osprey Property are Delighted to offer this fantastic investment opportunity within the heart of Boulevard, Hull.

The **one bedroom flat** benefits from modern accommodation throughout and has been **recently redecorated** and would suit both **investors**, having previously achieved **£325pcm** (11.8% yield) and **first time buyers** alike.

Located amongst **plenty of local amenities**, the property is situated in the well-known, iconic location of Boulevard, Hull.

Book now to avoid disappointment!



ENTRANCE HALL

Entering via a hardwood front door with an intercom system located nearby, the hallway offers access to all rooms within the property and is finished with a newly fitted carpet throughout.

KITCHEN

9' 5" x 6' 1" (2.87m x 1.85m)

The kitchen is fitted with a matching range of base and eye level units with a worktop space over. There is a stainless steel sink with a mixer tap over, plumbing for a washing machine, space for a fridge/freezer, a built-in electric oven and a built-in four ring electric hob with an extractor hood over. There is a uPVC double glazed window, housing for the boiler, a wall mounted radiator and tiled effect flooring.

BEDROOM

9' 5" x 9' 3" (2.87m x 2.82m)

The bedroom features ample space for a double bedroom and fitted wardrobes, a uPVC double glazed window, a wall mounted radiator and laminate flooring throughout.

BATHROOM

The bathroom is fitted with a three piece suite comprising of a panelled bath with a shower attachment over, a mixer tap and shower curtain, a pedestal wash hand basin and a low-level WC. The bathroom suite is finished with tiled splashbacks, a heated towel rail and tiled effect flooring throughout.

LIVING ROOM

13' 6" x 11' 4" (4.11m x 3.45m)

The living room benefits for a uPVC double glazed window, a wall mounted radiator and laminate flooring throughout.

TENURE

Tenure: Leasehold

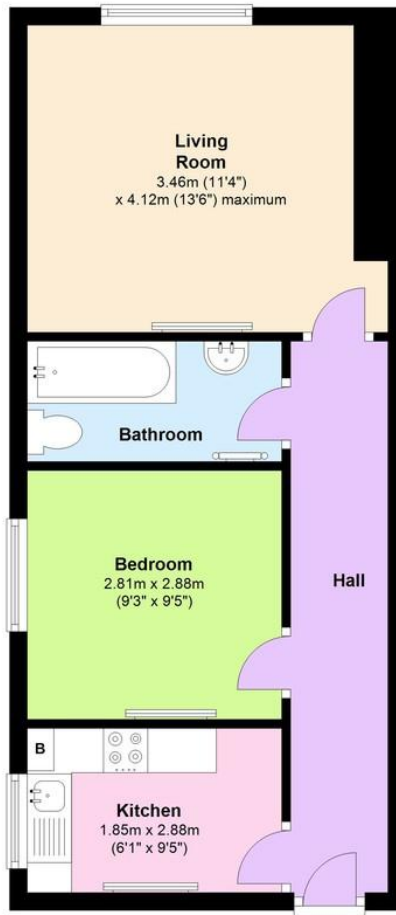
The flat is located on the first floor and is accessed via a staircase.

DISCLAIMER

IMPORTANT NOTICE: Property Mis-descriptions Act 1991
Property details herein do not form part or all of an offer or contract. Any measurements are included are for guidance only and as such must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services neither have we confirmed or verified the legal title of the property. All prospective purchases must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide only
VIEWINGS STRICTLY BY APPOINTMENT ONLY

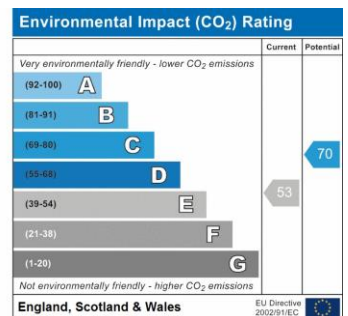
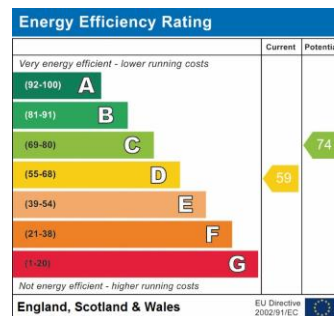
Ground Floor

Approx. 39.9 sq. metres (429.2 sq. feet)



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