



65 Nestor Grove, Hull HU9 4DD

INVESTMENT FOR SALE - Guide Price £100,000

Haller Evans

Chartered Surveyors

Investment Property / Tenants In Situ / End Terraced House / 2 Bedrooms

Substantial Garden / Private Driveway & Garage / Potential to Extend Develop (Subject to Planning)

The property is situated in an established residential area on a larger than average corner plot, approximately 4 miles east of the City Centre.

Conveniently situated for local amenities, including shops and schools, a wider range of shops and leisure facilities are available on Holderness Road. Regular bus services connect to Hull.

To be sold with tenants in situ, this traditional End Terraced House is situated on a large corner plot and benefits from uPVC double glazing and gas central heating. The accommodation briefly comprises entrance hall, good sized lounge with doors to rear garden, kitchen/diner, two bedrooms and bathroom/wc.

Ground Floor

Entrance Hall	UPVC front entrance door, laminate flooring, radiator, staircase off
Through Lounge	5.22m x 3.18m (17.1 ft x 10.4 ft). UPVC windows to front and side elevations, UPVC french doors to rear garden, fireplace surround, radiator
Kitchen Diner	4.56m x 3.19m (15 ft x 13.6 ft). UPVC window overlooking rear garden, fitted wall and base storage units with worktops, acrylic sink unit, integrated electric oven, gas hob & fridge-freezer, extractor fan, plumbing for washing machine, radiator, understairs cupboard, laminate flooring, UPVC part glazed rear entrance door

First Floor

Landing	UPVC window to side elevation, ceiling hatch giving loft access
Bedroom 1	4.56m x 3.19m (15 ft x 10.5 ft). Double bedroom with UPVC windows to front and rear elevations, radiator
Bedroom 2	3.18m x 2.97m (10.4 ft x 9.7 ft). Double bedroom with UPVC window, radiator wall cupboard with Ideal gas boiler
Bathroom	2.22m x 1.67m (7.3 ft x 5.5 ft). White suite comprising bath with shower over, vanity unit wash hand basin and low flush wc, UPVC window, radiator
Outside	There is a lawned front garden, enclosed rear patio area and substantial lawned garden to the side of the house. Garage with driveway providing off-street parking.

Services Mains gas, electricity, water and drainage are available.

Council Tax We understand from Internet enquiry that the property is in Band A for Council Tax purposes. The Local Authority is Kingston upon Hull City Council.

EPC Rating D - Click [here](#) for the full Report

Tenure The property is available Freehold, but offered subject to the current Assured Shorthold Tenancy. Current rental income £475 pcm (increasing to £495 pcm May 2024).

Viewing

For more information and to view please contact Haller Evans Tel 323033 or info@hallerevans.com

Hull 66 - 68 Humber Street, HU1 1TU

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www.hallerevans.com
01482 323033



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