



### 3 bed terraced house to buy in

Wansbeck Road, Hull, East Riding of Yorkshire, HU8 9SL

**£64,000** Starting Bid

 x 3  x 1  x 2

Tenure

**Freehold**

On Street parking

### Property features

- ✓ Being sold via Secure Sale, Terms and Conditions Apply
- ✓ Three-Bedroom Mid-Link House
- ✓ Currently Producing £650 pcm
- ✓ Established Residential Area to the East of Hull
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

This three-bedroom mid-link property on Wansbeck Road is offered for sale by auction, representing an attractive investment opportunity.

The property is being sold subject to an existing tenancy currently producing £650 per calendar month, providing an immediate rental income for the incoming purchaser.

The accommodation briefly comprises an entrance hall, living room and kitchen/dining room to the ground floor. To the first floor there are three bedrooms together with a bathroom fitted with a white suite.

The property benefits from double glazing and a gas central heating system.

Wansbeck Road forms part of an established residential area to the east of Hull city centre within the HU8 postcode district. The location is popular with both owner occupiers and tenants, offering convenient access to a range of local amenities including shops, supermarkets and services along nearby Holderness Road. There are also a number of local schools and regular transport links providing easy access into Hull city centre and surrounding areas.

Overall, this represents a straightforward buy-to-let opportunity with an established rental income in place, making it an appealing addition to an investor's portfolio.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £64,000

Property Type: Terraced House

Parking: On Street

Year built: 1955

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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