Whitakers
Estate Agents









21 Bedale Avenue, Hull, HU9 3AN

Asking Price £110,000

****ATTENTION INVESTORS, READY MADE INVESTMENT OPPORTUNITY****

This 2 bedroom terraced property is available to purchase with long standing tenants in situ!

Situated on the ever popular "Dales" in the East of the city, just a short distance from the shops and leisure facilities of Holderness Road, the property is also well positioned for local schools and benefits from excellent transport links around the City.

Currently achieving an annual rent of £6600 but with scope for this to be increased to bring in-line with market rents in the area, the property briefly comprises; entrance hallway, through lounge/dining room and a fitted kitchen to the ground floor whilst the first floor houses two double bedrooms and a family bathroom.

The property also benefits from front and rear gardens and a rear garage accessed via residents tenfoot, together with gas central heating and uPVC double glazing throughout and viewings are available via our office.

The Accommodation Comprises

Entrance hallway
uPVC door into hallway with laminate flooring, central heating radiator, stairs to first floor and door into...

Lounge 12'8 max x 12'6 max (3.86m max x 3.81m max)




With uPVC bay window to front aspect, carpeted flooring, central heating radiator and feature fireplace with gas fire (disconnected). Opens into....

Dining Room 8'11 x 15'2 (2.72m x 4.62m)



With laminate flooring, central heating radiator and uPVC window to rear aspect.

Kitchen 12'3 x 6'10 (3.73m x 2.08m)




With a range of fitted wall and base units, contrasting work tops and splashbacks. 4 ring gas hob with electric double oven below, stainless steel sink/drainer and plumbing for automatic washing machine. Central heating radiator, uPVC windows to side and rear and uPVC door to rear garden.

First Floor Landing
Stairs from entrance hallway to first floor landing with carpeted flooring.

Bedroom One 11'3 x 6'7 (3.43m x 2.01m)




With two uPVC windows to front aspect, carpeted flooring and central heating radiator.

Bedroom Two 8'11 x 9'5 (2.72m x 2.87m)



With uPVC window to rear aspect, carpeted flooring, fitted wardrobes and central heating radiator.

Bathroom



Bath with mains shower over, low flush wc and hand wash basin. Tiled walls, laminate flooring, central heating radiator and uPVC window to rear aspect.

Outside




To the front of the property is a small walled garden with mature shrubs whilst to the rear is a spacious mainly paved garden with timber fencing, gate access to the tenfoot and a garage to the rear.

Garage

Situated to the rear of the property and accessed via residents tenfoot.

Tenure

Council Tax

Council Tax band A
Kingston upon Hull City Council

EPC

EPC Rating D

Additional Services:

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes:

Services, fittings & equipment referred to in these sales particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Free Market Appraisals/Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Material Information:

Construction - Brick/Tile
Conservation Area - No
Flood Risk - Low
Mobile Coverage/Signal - EE, Vodafone, Three, O2
Broadband - Ultrafast 10000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No
Planning - No

Offering on a property

In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50 - the fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Whitakers Estate Agent Declaration:

Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to shown the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

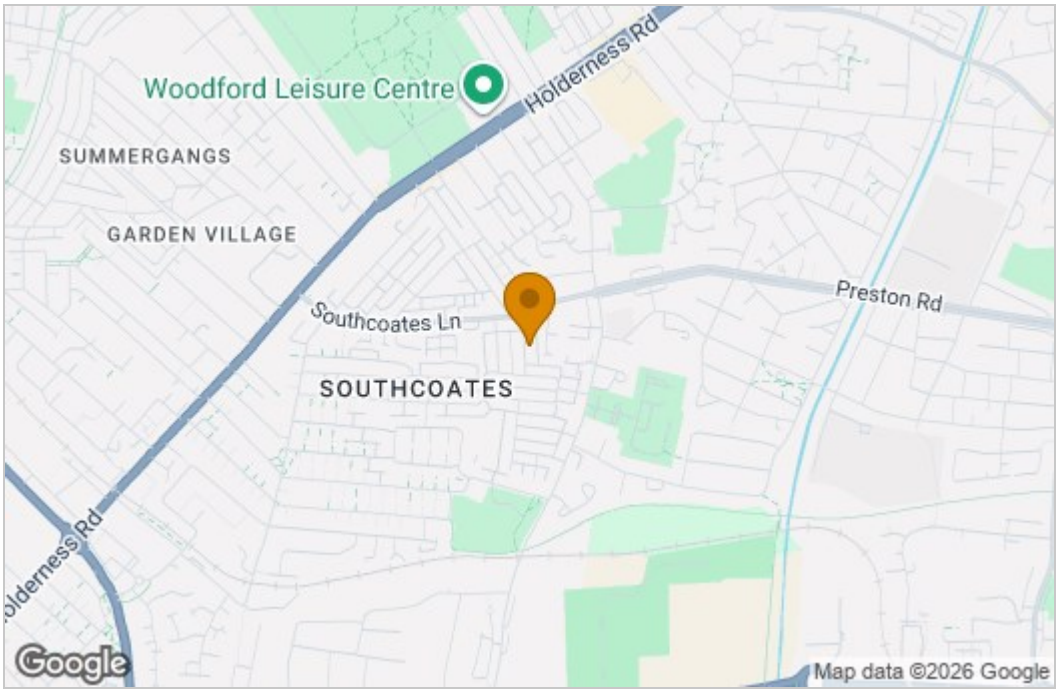
AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you,

please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

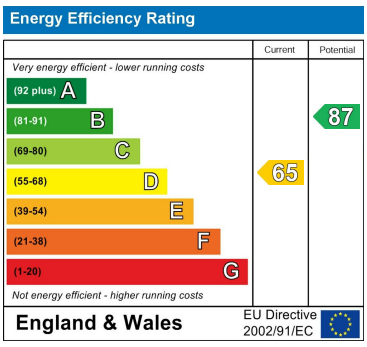
Floor Plan

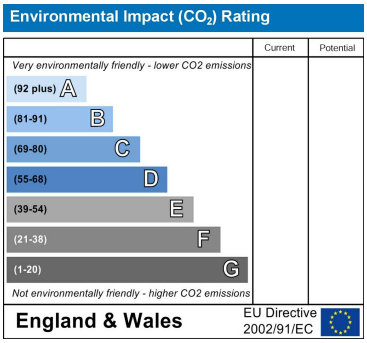


Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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