



23 Westminster Avenue, Hull, HU8 9AG

£110,000

NO CHAIN – TENANTS IN SITU – IDEAL INVESTMENT OPPORTUNITY

Offered to the market with no onward chain and tenants in situ, this three-bedroom end-terraced property presents an excellent opportunity for investors seeking an immediate rental income.

Ideally situated in a popular residential location within walking distance of East Park, the property also benefits from convenient access to local shops, schools, and transport links.

The property is installed with gas central heating and double glazing throughout.

Accommodation briefly comprises: Ground Floor: Entrance hallway, spacious through lounge, and fitted kitchen. First Floor: Landing, three well-proportioned bedrooms, and family bathroom.

Externally, the property offers easily maintainable gardens to both the front and rear.

## Full description

### Entrance Hallway

Entrance door with stairs leading to the first floor and access to:

### Through Lounge / Dining Room

Spacious through lounge with bay window to the front aspect and additional window to the rear. Two modern fireplaces. Ample space for living and dining furniture.

### Kitchen

Fitted with white wall and base units and contrasting work surfaces. Window overlooking the rear garden and tiled flooring. Integrated oven, hob and extractor. 1¼ sink unit with drainer and mixer tap. Door providing access to the rear garden.

### First Floor

#### Landing

Providing access to three bedrooms and the family bathroom.

#### Bedroom One

Double bedroom with window, carpet flooring and radiator.

#### Bedroom Two

Double bedroom with window, carpet flooring and radiator.

#### Bedroom Three

Good-sized third bedroom with window, carpet flooring and radiator.

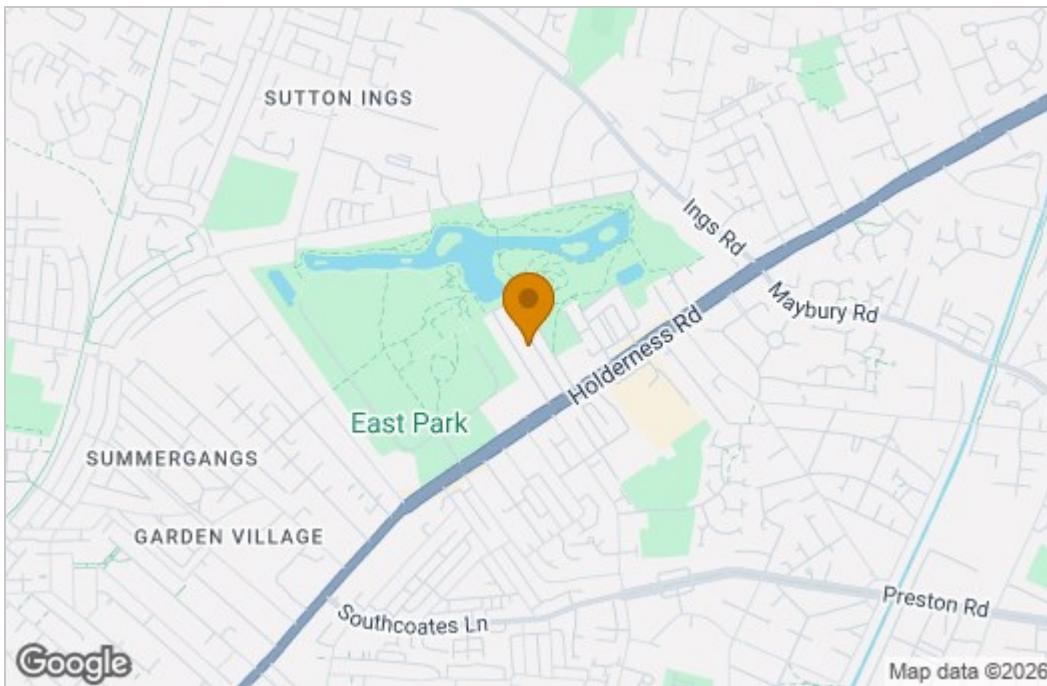
#### Family Bathroom

Recently fitted bathroom comprising a three-piece suite with bath, mixer shower over and glass screen.

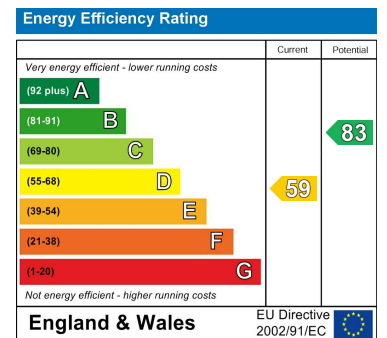
Externally, the property offers easily maintainable gardens to both the front and rear.

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.