



## 1 bed studio flat to buy in HU1

Anlaby Road, Hull, Hull, East Riding of Yorkshire, HU1 2PA

**£40,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions
- ✓ BMV Investment
- ✓ Attention Investors
- ✓ Currently Tenanted
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Arrange a viewing

Jason Nicholson  
Branch Manager  
North Auction

0191 425 1510  
north@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

This second floor, self-contained one bedroomed apartment is situated in the heart of the Hull City Centre and presents a fine investment opportunity. A must-see, this property is being sold with tenants in situ.

Benefiting from all that the location has to offer, this smart, desirable property is available at a comparatively low purchase price.

A communal entrance leads to a staircase and a private entrance to the apartment on the 2nd floor. Bright, nicely presented and with all appliances included, the kitchen merges into the impressive lounge space. Off here, is the double bedroom and a separate shower room has a basin, WC and an electric shower.

For a detailed exploration inside of the property, please check out the Virtual Tour link!

Ferens Court is extremely close to the Paragon Interchange (the main bus depot / railway station). Good public transport links are on offer to the surrounding villages of Cottingham, Anlaby and Hessle and excellent road connections are available to all parts of the city with easy access to the M62 via the A63 dual carriageway.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 243

Annual Ground Rent Amount: £300.00

Annual Service Charge Amount: £2,034.00

Price: Starting Bid £40,000

Property Type: Studio flat

Parking: Allocated

Construction materials: Brick and block

Roofing type: Slate tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	<b>S1</b>	<b>S1</b>
(69-80) <b>C</b>		
(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	

Anlaby Road, Hull, Hull, East Riding of Yorkshire, HU1 2PA

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

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 425 1510, north@pattinson.co.uk, www.pattinson.co.uk**

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.

