



**Porter Street, Hull HU1 2RH**

**welcome to**

**Porter Street, Hull**

A well located three bedroom city centre flat offering great potential. The property is within easy reach of local amenities and transport links, making it an ideal investment opportunity with strong rental prospects.



### **Entrance Hall**

With a door leading into the property and access to the lounge, kitchen, bedrooms and bathroom.

### **Lounge**

15' 3" x 13' 2" ( 4.65m x 4.01m )

With a radiator, a double glazed window to the rear and a double glazed patio door leading to the balcony.

### **Kitchen**

13' x 7' 9" ( 3.96m x 2.36m )

Housing a fitted kitchen with a range of wall and base units, work surfaces, a stainless steel sink and drainer unit, space for a cooker, space for a fridge freezer, plumbing for a washing machine, a boiler unit, a radiator and a double glazed window to the front.

### **Bedroom 1**

13' 2" x 10' 8" ( 4.01m x 3.25m )

With a radiator and a double glazed window to the rear.

### **Bedroom 2**

13' 2" x 8' 3" ( 4.01m x 2.51m )

With a radiator and a double glazed window to the rear.

### **Bedroom 3**

3' 6" x 6' 1" ( 1.07m x 1.85m )

With a radiator and a double glazed window to the front.

### **Separate W/C**

With a W/C

### **Bathroom**

With a vanity wash hand basin, a bath with a shower over, a radiator and a double glazed window to the front.

### **Agents Note**

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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## **Porter Street, Hull**

- IDEAL FOR INVESTMENT
- CLOSE TO LOCAL AMENITIES
- CITY CENTRE LIVING
- GREAT TRANSPORT LINKS
- THREE BEDROOM FLAT

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1460.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 11 Mar 2013.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£70,000**

### **directions to this property:**

See below map for property location, for more information on the local area please contact your residential sales team on:  
01482 447748



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NEA120562 - 0006

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01482 447748**



[NewlandAvenue@williamhbrown.co.uk](mailto:NewlandAvenue@williamhbrown.co.uk)



82 Newland Avenue, HULL, East Yorkshire, HU5 3AB



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