



**Catherine Grove
Hull
East Riding of Yorkshire
HU3 3HZ**

Offers in Excess of £71,000

bettermove

Catherine Grove

Hull

Bettermove are proud to present this 2 bedroom terraced house in Hull available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has ample on street parking nearby. The council tax band is A.

The property is tenanted and rental yields can be obtained through Bettermove.

The interior of this well maintained property comprises a living room, fitted kitchen and family bathroom on the ground floor. The first floor consists of 2 spacious bedrooms and the family bathroom. The exterior boasts a private rear yard, perfect for enjoying the summer months.

Located in the popular city of Hull, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Hull Train Station, the A63 and many local buses.

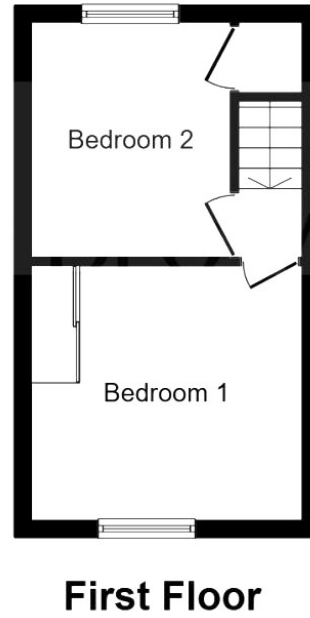
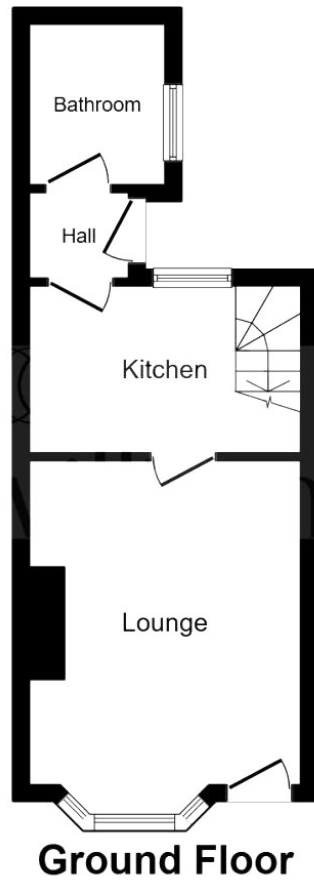
This exciting opportunity should not be missed! All enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for William H Brown. Powered by www.focalagent.com

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

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