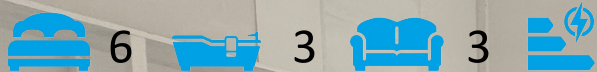




21 Pearson Park, Hull, HU5 2TD

Asking Price £395,000



Block of Three Self-Contained Flats – Investment / Refurbishment Opportunity

An excellent opportunity to acquire a substantial block of three self-contained flats, prominently situated at 21 Pearson Park and overlooking the popular Pearson Park.

The property comprises three individual flats, offering a desirable mix of accommodation:

- 1 x One-Bedroom Flat
- 1 x Two-Bedroom Flat
- 1 x Three-Bedroom Flat

Of particular interest to investors, two of the flats are currently tenanted, providing an existing rental income stream, while the one-bedroom flat is currently vacant and offers significant scope for refurbishment and improvement.

The vacant flat, which is the property shown in the photographs and accompanied by a floorplan within this listing, requires a full programme of refurbishment. This includes the installation of a new heating system, providing an incoming owner with the opportunity to modernise the accommodation and potentially enhance its rental appeal and value.

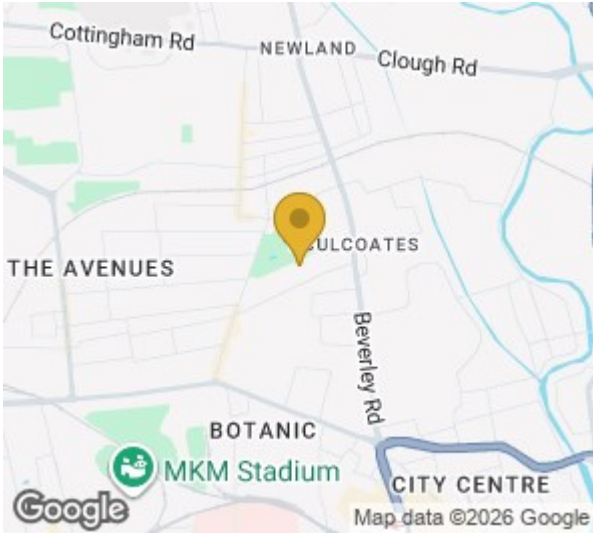
A further significant benefit is the property's huge communal rear garden, providing an unusually generous outdoor amenity for a property of this type and adding to its overall appeal.

Investment Opportunity

The combination of three separate flats, two existing tenancies and a vacant unit with refurbishment potential makes this an attractive proposition for landlords and property investors seeking to add value. The vacant accommodation provides the opportunity to undertake a comprehensive refurbishment before either placing it on the rental market or considering alternative investment strategies.

VIEWING

To arrange a viewing on this property or require further information please contact one of our team on 01482 342445



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



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.