



**Hadley Haus**  
**301-303 Anlaby Road**  
**Hull**  
**HU3 2SB**

**Offers in Excess of £66,000**

**bettermove**

## 301-303 Anlaby Road Hull

Bettermove are proud to present this 1 bedroom 2nd floor apartment in Hull. This property is available with no forward chain and is suitable for cash buyers only.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, electric heating throughout and has off street parking available via an allocated space.

This property has the council tax covered within the service charge.

This is a leasehold property with 250 years remaining on the lease; the ground rent is peppercorn and the service charge is £1200 per annum.

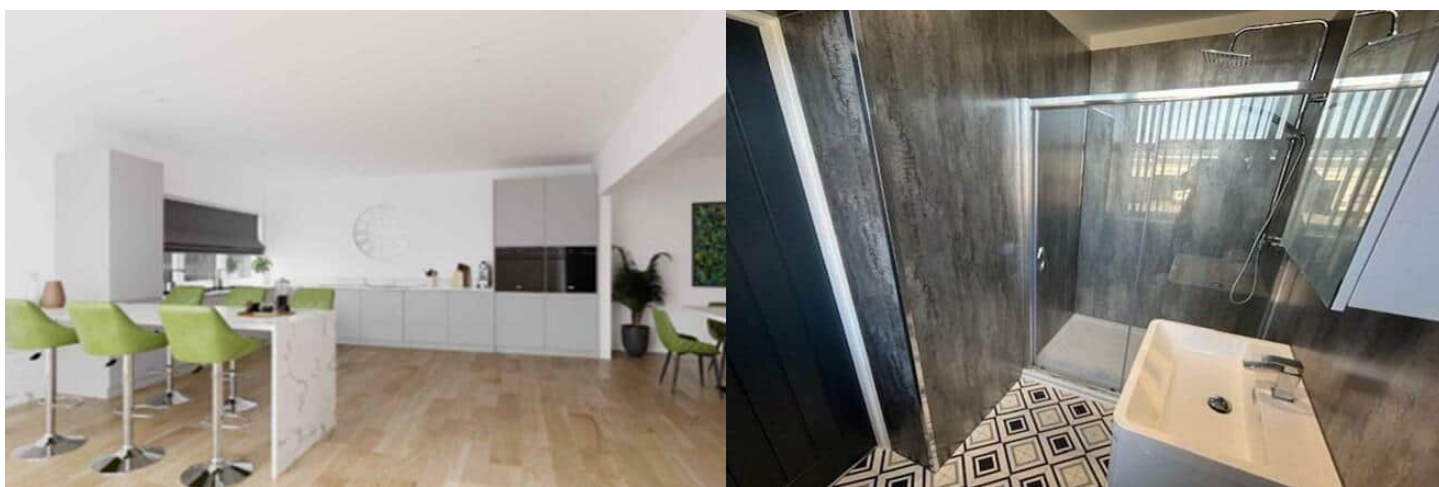
The interior of this beautifully presented accommodation comprises of a bedroom with en-suite, there is 24 flats within the building and 3 shared kitchens.

Located in the popular town of Hull, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs.

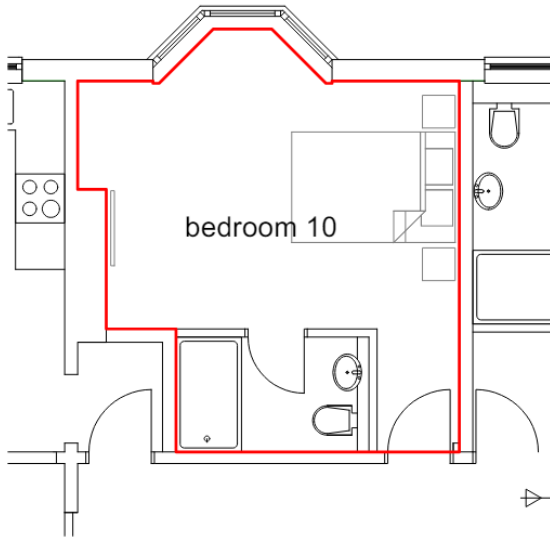
Excellent transport connections can be found from Hull train station, the A63 and many local bus routes with easy access to the University.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

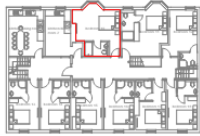
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.



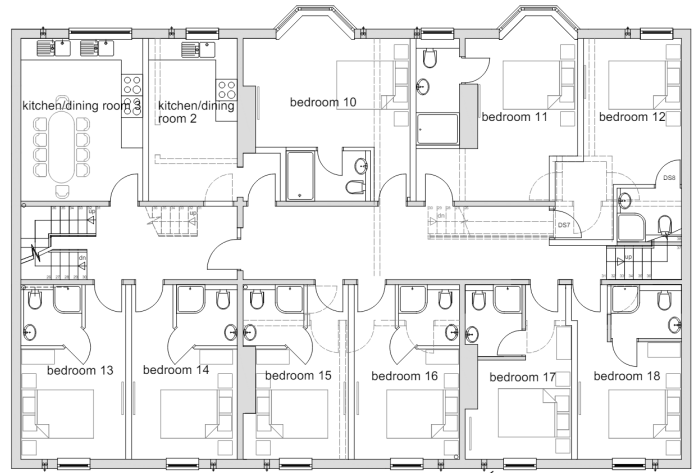
# bedroom 10 - second floor



scale 1:50@A4



SECOND FLOOR PLAN



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>60</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	



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