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## **Holderness Cottages** **Crab Tree Lane Old Ellerby, HU11 5AJ**

**\*\*RENTAL INVESTMENT OPPORTUNITY\*\*** Tucked away in the village of Old Ellerby this end terrace home is offered to the market with a sitting tenant. Briefly comprising of; an entrance hall, lounge, kitchen, bathroom and three bedrooms. This home also benefits from a garage with a drive, front and rear gardens, gas central heating and double glazed windows throughout.

Contact HPS on 01964 533343 to arrange your viewing today.

**Asking Price £145,000**

## **Entrance Hall**

Main entrance door, stairs to first floor, radiator.

## **Lounge**

13'9" x 14'3" (4.20 x 4.34)

Window to front, feature fire surround housing electric fire, radiator.

## **Kitchen**

8'3" x 17'0" (2.52 x 5.18)

Fitted with a range of wall and base units with worksurfaces over, 1½ bowl sink unit, built in electric oven and hob, extractor hood, space for washing machine, understairs cupboard, window to rear, radiator.

## **Rear Porch**

Entrance door to side, radiator.

## **Bathroom**

4'10" x 7'7" (1.48 x 2.32)

Fitted with a white suite comprising bath with shower over, pedestal wash hand basin and low level WC. Tiled walls, radiator, window to side.

## **Bedroom 1**

10'4" x 12'6" (3.15 x 3.81)

Window to front, fitted wardrobes, radiator.

## **Bedroom 2**

8'6" x 8'8" (2.59 x 2.64)

Window to rear, radiator.

## **Bedroom 3**

11'7" x 8'3" (3.52 x 2.51)

Window to rear, built-in cupboard, radiator.

## **Outside**

Lawned and gravelled front and side garden giving off road

parking. Long rear garden

lawned with fenced boundaries.

## **Garage**

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## Floor Plan

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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	69	83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(0-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	