



40 Raglan Street

Hull

HU5 2JF

£99,950

We offer onto the market this 3 Bedroom end house, on a block of 3, and is an ideal investment opportunity currently let to students until 9th July 2021. The property is situated in an ideal location for Hull University and briefly comprises the following accommodation Open Porch, Entrance Hall, ground floor Letting Room 1, main Communal Lounge, fitted Kitchen including oven and hob, Lobby leading to Bathroom/WC and on the first floor there are 2 further bedrooms, outside there is a forecourt and small yard to the rear. This well-presented property benefits from gas central heating and uPVC double glazing, viewing is highly recommended!



Property Features

- Good Investment Opportunity
- End House
- 3 Letting Rooms
- Gas Central Heating and uPVC Double Glazing
- Currently Let To 3 Students
- Vacant Possession After 9th July
- Ideal For Hull University
- Well Presented

Full Description

THESE DETAILS ARE DRAFT DETAILS ONLY AND ARE AWAITING APPROVAL BY THE VENDOR

LOCATION

The property is situated just off Newland Avenue therefore is ideal for excellent local amenities including shops, public transport, bars, bistros, restaurants and ideal for Hull University and convenient travelling distance for Hull City centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

OPEN PORCH

ENTRANCE HALL

With a half obscured double glazed entry door, uPVC double glazed overhead window, laminate flooring, single central heating radiator and staircase leading to the first floor.

GROUND FLOOR LETTING ROOM 1

11' 11" x 9' 11" (3.63m x 3.02m)

Measured into recess. With a uPVC double glazed window which overlooks the front and single central heating radiator.

COMMUNAL LOUNGE

12' 1" x 11' 9" (3.68m x 3.58m)

With a uPVC double glazed window which overlooks the rear, laminate flooring, TV point, under-stairs storage cupboard and rose to ceiling.

KITCHEN

10' 8" x 7' 4" (3.25m x 2.24m)

With a good range of fitted base and wall-mounted units, worktop surface areas with tiled surrounds, plumbing for automatic washing machine, stainless steel single sink with drainer and mixer tap, built-in under oven with 4 ring electric hob and extractor/cooker hood.

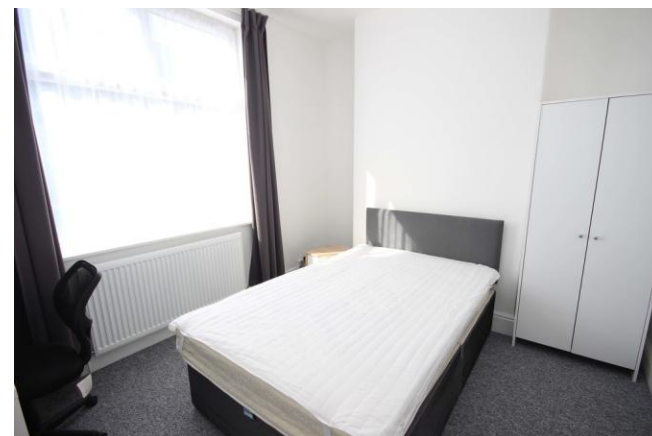
LOBBY

With a half uPVC double glazed entry door, wall-mounted boiler serving hot water and central heating, built-in cupboard and single central heating radiator.

BATHROOM/WC

5' 6" x 7' 0" (1.68m x 2.13m)

With a panelled bath and separate shower over and shower screen, pedestal wash hand basin with mixer tap, low level WC, heated chrome towel rail, tiled areas, extractor and uPVC double glazed window which overlooks the side.



Full Description

FIRST FLOOR

SMALL LANDING

With window to the rear and access to the roof void area.

LETTING ROOM 2

16' 4" x 15' 5" (5m x 4.7m)

Measured into recess. With built-in cupboard, uPVC double glazed window which overlooks the front and double central heating radiator.

LETTING ROOM 3

11' 1" x 9' 7" (3.38m x 2.92m)

With single central heating radiator and uPVC double glazed window which overlooks the rear.

OUTSIDE

To the front of the property there is a forecourt area and to the rear there is a small yard with fencing on the perimeters and gate leading to pedestrian access only.

TENURE

We believe the tenure of this property to be Freehold (to be confirmed by the vendor's solicitors).

VIEWING

TO VIEW, PLEASE CALL OUR NEWLAND AVENUE
OFFICE ON 01482 472900.

ALL MEASUREMENTS ARE APPROXIMATE AND FOR GUIDANCE ONLY

The mention of any appliances and/or services within these particulars does not imply they are in full and efficient working order.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information.

Do so, particularly if travelling some distance to view the property.

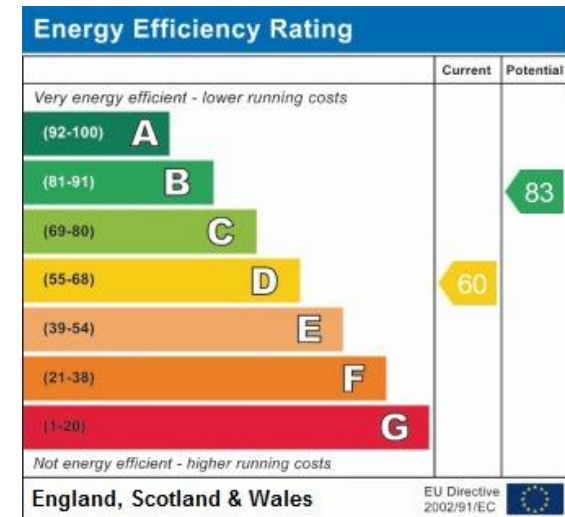
Neil Kaye Estate Agents for themselves and the vendors or lessors of this property whose agents they are, given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.

NONE OF THE STATEMENTS CONTAINED IN THESE
PARTICULARS AS TO THIS PROPERTY ARE TO BE RELIED
UPON AS STATEMENTS OR REPRESENTATIONS OF FACT
Monday to Friday 9am to 5pm
Saturday 10am to 1pm.



DRAFT FLOOR PLAN ONLY - AWAITING VENDORS APPROVAL

All measurements are approximate and for display purposes only



79 Newland Avenue
Hull
East Yorkshire
HU5 2AL

www.neilkayes.co.uk
info@neilkayes.co.uk
01482 472900

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements