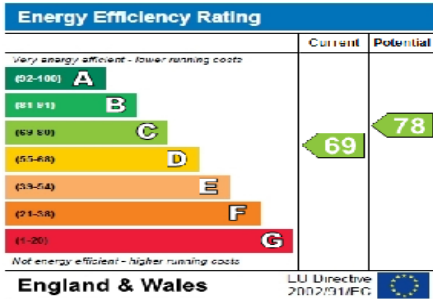
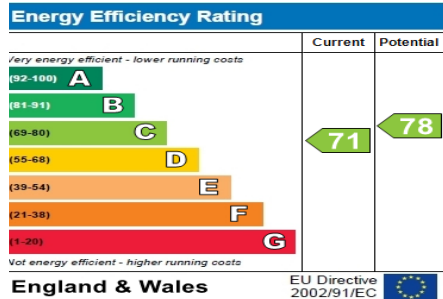
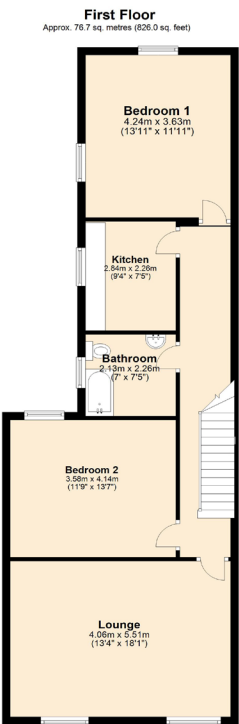


Total area: approx. 145.4 sq. metres (1564.9 sq. feet)

Floorplan of existing building.
Plan produced using PlanUp.



HEATING & INSULATION

Both flats have double glazing and gas central heating.

SERVICES

All mains services are connected to the property. None of the services or installations have been tested.

TENURE

The property is held under freehold title and is subject to the existing tenancies.

COUNCIL TAX

Council Tax is payable to the Kingston-upon-Hull City Council. Both Flat 1 and Flat 2 are shown in the Council Tax Property Bandings List in Valuation Band 'A' (verbal enquiry only).

VIEWING

Strictly by appointment with the sole agent's Beverley office on (01482) 866844.



£120,000

47 Margaret Street,
Hull



11 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

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Dee Atkinson & Harrison



47 Margaret Street, Hull, HU3 1ST

DESCRIPTION

This period property which has been converted into two self-contained flats is an ideal investment opportunity currently let at £9,600 per annum. The spacious ground floor two bedroomed flat benefits from a rear garden and is currently let at £400 pcm. To the first floor there is a further spacious two bedroomed flat currently let at £400 pcm.

SITUATION

Margaret Street is situated off Beverley Road and is within easy reach of Hull city centre. Ideally situated for local facilities which include shops, public transport and schools.



THE ACCOMMODATION COMPRISES: FIRST FLOOR

GROUND FLOOR

FLAT 1

ENTRANCE

Accessed via a double glazed door.

BEDROOM ONE

With a double glazed bay-fronted window to the front. Radiator.

BEDROOM TWO

Has a double glazed window to the rear elevation. Radiator.

LOUNGE

There is a double glazed window to the side. Radiator.

KITCHEN

Also has a double glazed window to the side elevation and comprises a range of cream base, wall and drawer units. Radiator.

BATHROOM

Comprising a bath with shower fitment above, low flush WC and pedestal wash-hand basin. Radiator.

LANDING

FLAT 2

LOUNGE

With double glazed windows to the front elevation. Radiator.

KITCHEN

Has a double glazed window to the side elevation and comprises a range of base, wall and drawer units.

BEDROOM ONE

There are double glazed windows to both the side and rear elevations. Radiator.

BEDROOM TWO

With a double glazed window to the rear. Radiator.

BATHROOM

Comprising a corner bath, low flush WC and pedestal wash-hand basin. Part tiled walls and radiator.

EXTERNAL

There is on-street parking to the front and a garden to the rear. With a brick wall to the boundaries.