

25 Washington Street

Hull

HU5 1PN

£125,000

A great investment opportunity to purchase this HMO 4 Bedroom middle house currently achieving £100pw for the large room & £70pw for the other rooms (including bills). The property, which benefits from gas central heating and uPVC double glazing, briefly comprises the following accommodation Open Porch, Entrance Hall, Communal Lounge Area, fitted Kitchen including integrated oven and hob, Lobby, Bathroom and separate WC, ground floor Letting room, on the first floor there are 3 further LETTING rooms and outside there is a forecourt area and rear garden. This well maintained property is situated in a convenient area just off Beverley Road, viewing recommended!



Property Features

- 4 Bedroom HMO Middle Terraced House
- Gas Central Heating
- uPVC Double Glazing
- Currently Achieving Large Room £100pw & £70 pw for other Rooms(Including Bills)
- Well Presented Accommodation
- Good Investment
- Convenient Location
- Viewing Recommended

Full Description

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

LOCATION

The property runs between Beverley Road and Worthing Street therefore is convenient for local facilities including shops, public transport and convenient travelling distance for Hull City centre itself.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

OPEN PORCH

ENTRANCE HALL

With uPVC double glazed entry door and overhead window, dado rail, cornice to the ceiling, double central heating radiator, staircase leading to the first floor, under-stairs storage cupboard and

balustrade to the staircase.

COMMUNAL LOUNGE

14' 6" x 11' 10" (4.42m x 3.61m)

Measured into bay and recess. With uPVC double glazed bay window which overlooks the front, cornice to the ceiling, double central heating radiator, fireplace and fitted gas fire.

LETTING ROOM 1

9' 5" x 11' 7" (2.87m x 3.53m)

With uPVC double glazed window which overlooks the rear, double central heating radiator and cornice to the ceiling.

KITCHEN

12' 0" x 8' 4" (3.66m x 2.54m)

With a stainless steel sink and drainer with mixer tap, fitted base and wall-mounted units, worktop surface areas, built-in under oven and 4 ring gas hob, fitted cupboard housing boiler serving central heating and hot water, plumbing for automatic washing machine, uPVC double glazed window which overlooks the side, single central heating radiator and extractor.

LOBBY

With uPVC double glazed windows which overlook the rear and side, double central heating radiator, tiled flooring and uPVC double glazed door which leads to the rear.

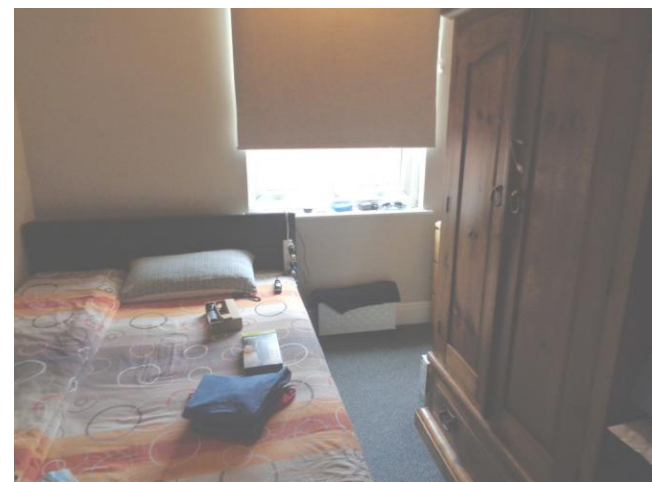
SEPARATE WC

With low level WC and wash basin.

BATHROOM

6' 8" x 4' 10" (2.03m x 1.47m)

With panelled bath with handle grips and mixer tap and shower attached, heated chrome towel rail, fully tiled walls, extractor and



Full Description

down lighters, uPVC double glazed windows which overlooks the rear, pedestal wash hand basin with mixer tap and tiled flooring.

FIRST FLOOR

LANDING

With picture railing and access to the roof void area.

LETTING ROOM 2

12' 3" x 15' 4" (3.73m x 4.67m)

With 2 uPVC double glazed window which overlook the front, double central heating radiator and built-in cupboard.

LETTING ROOM 4

11' 4" x 9' 5" (3.45m x 2.87m)

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

LETTING ROOM 4

11' 11" x 8' 8" (3.63m x 2.64m)

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

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

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