



## 36 Sidmouth Street

Hull

HU5 2LB

£145,000

We offer onto the market this popular-style middle house offering a good investment opportunity comprising 4 LETTING ROOMS all of which are currently rented out and achieving a total of approximately £18,040 per annum on 46 week contract, with the potential to achieve £20,280 on a 52 week contract. The accommodation, which has recently been fully redecorated and new carpets and floor coverings have been installed, a new kitchen fitted and also benefits from gas radiator central heating (the vendor confirms this boiler is new as of 2023) and uPVC double glazing. The property briefly includes open porch, Entrance Hall, ground floor Letting Room 1, Communal Lounge, fitted Kitchen, Lobby leading to Shower Room/WC and on the first floor, 3 further Letting Rooms. Outside there is a forecourt and courtyard to the rear with newly installed artificial grass and a great seating area. Situated in this very popular and convenient location which is also extremely handy for Hull University.



# Property Features

- Great Investment Opportunity - 4 Letting Rooms
- Fully Refurbished Throughout
- Currently Achieving Approx. £18,040pa
- Great Outdoor space
- Gas Central Heating - New Boiler Installed in 2023
- uPVC Double Glazing
- Viewing Recommended
- Newly Fitted Kitchen

# Full Description

## LOCATION

Sidmouth Street is a very popular area and very handy for Hull University. The area boasts excellent amenities including shops, public transport, bars, bistros, restaurants and also convenient travelling distance for Hull City Centre.

## THE ACCOMMODATION COMPRISES

### GROUND FLOOR

### OPEN PORCH

### ENTRANCE HALL

With a single central heating radiator, dado rail, uPVC double glazed half obscured entry door, staircase leading to the first floor.

### GROUND FLOOR LETTING ROOM 1

13' 5" x 12' 0" (4.09m x 3.66m)

With uPVC double glazed bay overlooking the front, cornice to the ceiling with rose, single central heating radiator.

### COMMUNAL LOUNGE

12' 4" x 12' 0" (3.76m x 3.66m)

With uPVC double glazed window which overlooks the rear, single central heating radiator, cornice to the ceiling and rose, dado rail, understairs recess and cupboard, TV point.

### KITCHEN

9' 7" x 7' 10" (2.92m x 2.39m)

With fitted base and wall-mounted units with worktop surface areas, stainless steel single sink and drainer, uPVC double glazed window which overlooks the side, tiled areas, brand new wall-mounted boiler serving central heating and hot water, extractor/cooker hood, built-in under-oven, four ring hob, plumbing for automatic washing machine.

### LOBBY

With a half uPVC double glazed door which leads to the rear courtyard.

### SHOWER ROOM

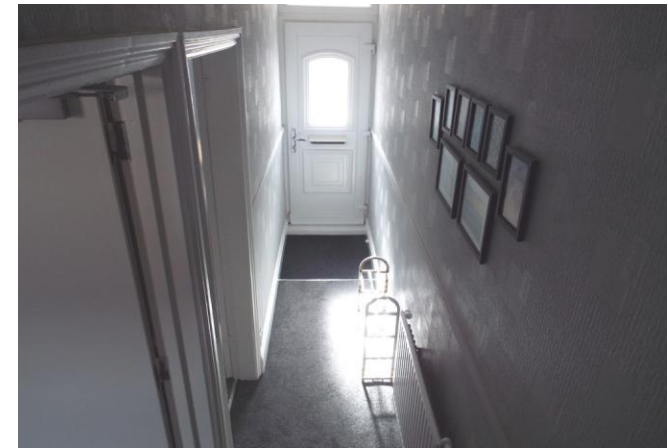
7' 2" x 5' 2" (2.18m x 1.57m)

With shower cubicle, pedestal wash hand basin, low level WC, walls are fully-tiled, extractor, double central heating radiator, uPVC double glazed window to the rear.

### FIRST FLOOR

### LANDING

With access to the roof void area, dado rail.



## Full Description

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### LETTING ROOM 2

13' 10" x 10' 10" (4.22m x 3.3m)

With fitted wardrobes to one wall having sliding doors, uPVC double glazed window which overlooks the front, single central heating radiator, TV point.

### LETTING ROOM 3

12' 10" x 9' 6" (3.91m x 2.9m)

With fitted wardrobes with overhead cupboards, single central heating radiator, uPVC double glazed window which overlooks the rear.

### LETTING ROOM 4

9' 10" x 7' 10" (3m x 2.39m)

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

### OUTSIDE

There is a forecourt area with brick-walling and gate. To the rear there is a courtyard with brick-walling on the perimeters, artificial grass, external tap connected, raised flower beds 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.

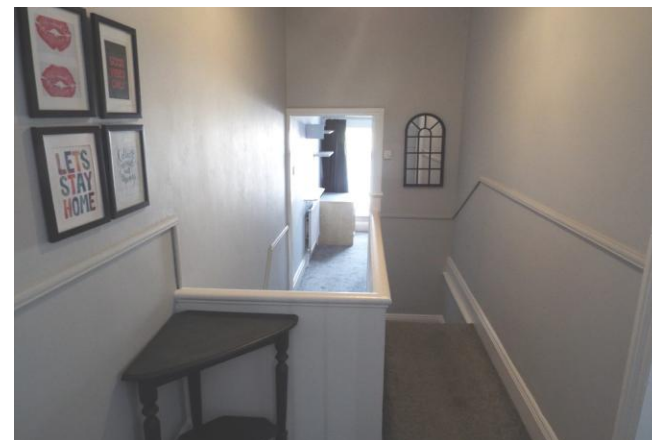
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Neil Kaye Estate Agents for themselves and the vendors or lessors of this property whose agents they are, given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.

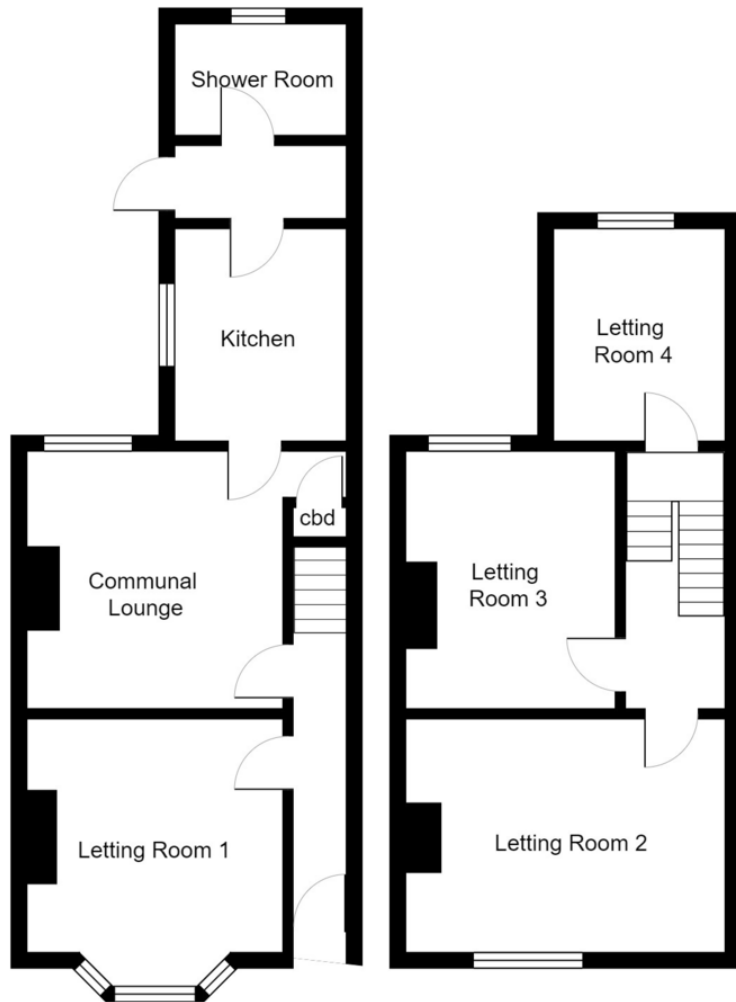
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Monday to Friday 9am to 5pm

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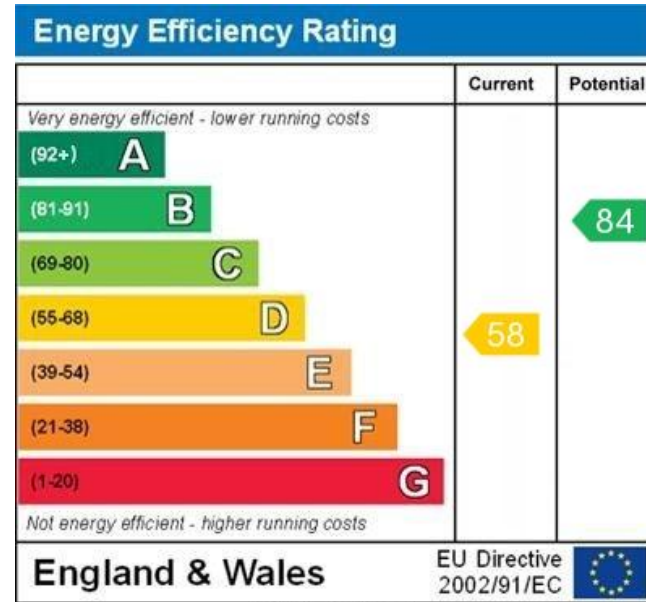






DRAFT FLOOR PLAN - AWAITING VENDOR'S APPROVAL

All measurements are approximate and for display purposes only



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