

# Residential



## 47 Abbey Street, Hull, East Yorkshire, HU9 1HB

**\*GUIDE PRICE: £ 45,000 - £50,000 (plus fees)**



### Description

This residential investment currently produces a rent of £5,200 per annum and represents an opportunity to achieve a gross income of over 10%. It has been let to the current tenant for 18yrs. The property has two bedrooms, plus a converted loft space and a good sized area of garden to the rear. A two storey extension contains the kitchen, with bathroom above and gas central heating is installed. Scope exists for modernisation and upgrading, which would increase rental value.

### Location

Abbey Street is in an area of terraced housing around 1.25 miles to the east of the centre of Hull. It is located near two arterial routes into the city and therefore enjoys easy access to the city's main road network and a wide range of local amenities which are found along nearby Holderness Road.

### Accommodation

#### GROUND FLOOR

Hallway: Understairs cupboard.

Through Lounge / Dining Room: Two radiators and staircase leading off.

Kitchen: Fitted round with base and wall cabinets including electric oven and hob. Plumbing for automatic washing machine, radiator, uPVC double glazed window and wall mounted gas boiler.

#### FIRST FLOOR

Landing: Radiator.

Bedroom One: Radiator.

Bedroom Two: Radiator.

Bathroom / WC: Three piece suite and radiator.

#### SECOND FLOOR

Loft Room: Velux roof window. Radiator.

#### EXTERNAL

Good-sized fully fenced garden area with rear pedestrian access.

**Tenure:** Freehold. Sold subject to the existing tenancy.

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

**Solicitors:** Pepperells Solicitors

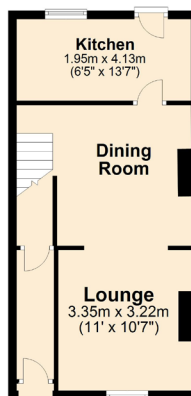
Email : john.taylor@pepperells.com Tel : 01482 887 858

**Council Tax:** Council Tax is payable to the Kingston-upon-Hull City Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'A' (verbal enquiry only).

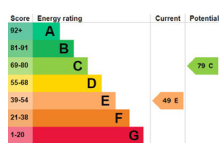
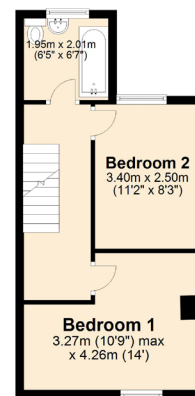
**Joint Agent :** Dee Atkinson & Harrison  
12 Market Place, Beverley, HU17 8BB  
Tel: 01482 866844

Dee  
Atkinson  
& Harrison

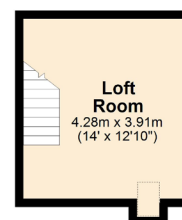
**Ground Floor**  
Approx. 37.1 sq. metres (399.6 sq. feet)



**First Floor**  
Approx. 32.4 sq. metres (349.2 sq. feet)



**Second Floor**  
Approx. 17.0 sq. metres (182.6 sq. feet)



Total area: approx. 86.5 sq. metres (931.3 sq. feet)

Floorplan of existing building.  
Plan produced using PlanUp.

### Additional Fees:

The purchaser will be required to pay an administration charge of 0.3% of the purchase price (0.25% plus VAT) subject to a minimum charge of £750 (£625 plus VAT) and a buyers premium of £480 (£400 + VAT) in addition to the purchase price of the property.

Please see the legal pack for any disbursements that may become payable by the purchaser on completion

**Viewing:** Please refer to the video online. Personal viewing strictly by prior appointment with the auctioneers. Telephone: 01482 866844.