



38 Haworth Street

Hull

HU6 7RQ

Guide Price £119,950

This property must be viewed! A great opportunity for the investor to purchase this wonderful 2 Bedroom middle house providing 2 Letting Rooms achieving an income of £12,690 per annum. Briefly the accommodation includes Open Porch, Entrance Hall, front Sitting Room, second Reception Room, 21 ft long well-fitted Dining Kitchen and on the first floor there are 2 good-size bedrooms, Bathroom including separate shower cubicle and separate Cloakroom/WC, outside there is a pleasant rear garden with decking area. The property which benefits from gas radiator central heating and uPVC double glazing is well located for local amenities including Hull University. This one is not to be missed!



Property Features

- Delightful Middle House
- 2 Letting Rooms
- Gas Central Heating and uPVC Double Glazing
- First Floor Bathroom and Cloakroom/WC
- Achieving £12,690 Per Annum
- Spacious Accommodation
- Great Investment Opportunity
- Viewing Essential

Full Description

LOCATION

Haworth Street runs between Cottingham Road and Beverley Road therefore is an ideal position for Hull University as well as excellent local amenities down Newland Avenue in particular including shops, bars, bistros, restaurants and convenient convenient travelling distance for Hull city centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

OPEN PORCH

ENTRANCE HALL

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

LOUNGE

10' 9" x 10' 0" (3.28m x 3.05m)

Measured into recess. With a uPVC double glazed window which overlooks the front, single central heating radiator, built-in wardrobe and laminate flooring.

SECOND RECEPTION ROOM

11' 1" x 11' 9" (3.38m x 3.58m)

With feature fireplace, electric fire, TV point, uPVC double glazed window which overlooks the rear, single central heating radiator, laminate flooring and under-stairs storage cupboard.

GOOD-SIZED AND WELL FITTED DINING KITCHEN

21' 6" x 7' 9" (6.55m x 2.36m)

With a stainless steel sink and double drainer with mixer tap, fitted base and wall-mounted units, worktop surface areas with tiled surrounds, plumbing for automatic washing machine, 2 uPVC double glazed windows which overlook the side, wall-mounted boiler serving central heating and hot water, down-lighters, 2 double and 1 single central heating radiators, laminate flooring and a half-observed uPVC double glazed door which leads to the rear.

FIRST FLOOR

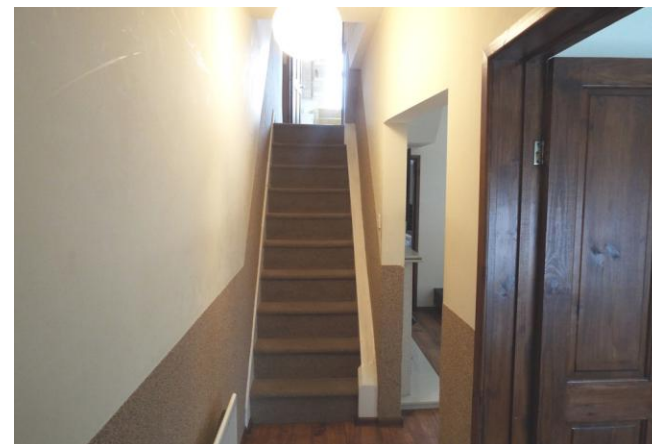
LANDING

With laminate flooring and access to the roof void area.

BEDROOM 1

11' 2" x 14' 3" (3.4m x 4.34m)

Measured into recess. With a uPVC double glazed window which overlooks the front, laminate flooring, built-in wardrobe and single central heating radiator.



Full Description

BEDROOM 2

11' 2" x 8' 10" (3.4m x 2.69m)

With a uPVC double glazed window which overlooks the rear, laminate flooring, fitted wardrobe and single central heating radiator.

BATHROOM

9' 1" x 6' 6" (2.77m x 1.98m)

With a panelled bath with mixer tap and shower attached, separate shower cubicle, wash hand basin with mixer tap, low level WC, uPVC double glazed window which overlooks the rear, fully-tiled walls, single central heating radiator and down-lighters.

CLOAKROOM/WC

With a low level WC, small wash basin and extractor.

OUTSIDE

To the rear of the property there is a pleasant garden area which has decking, external tap, fencing on perimeters, storage shed and gate leading to pedestrian access.

TENURE

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

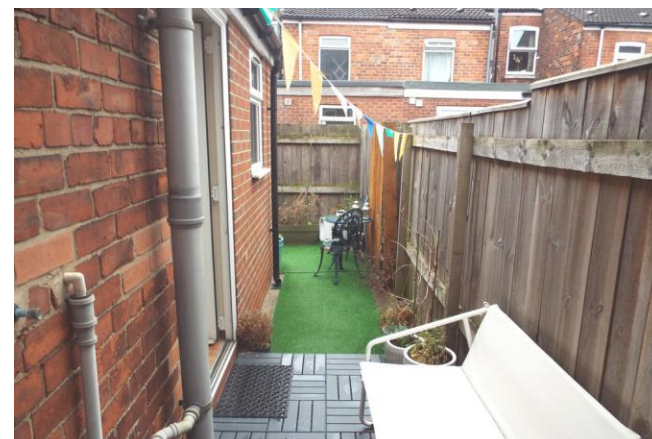
VIEWING

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

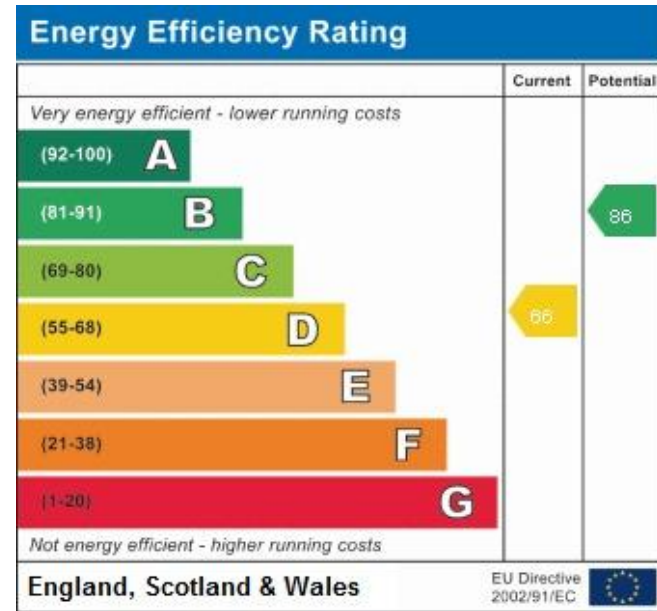
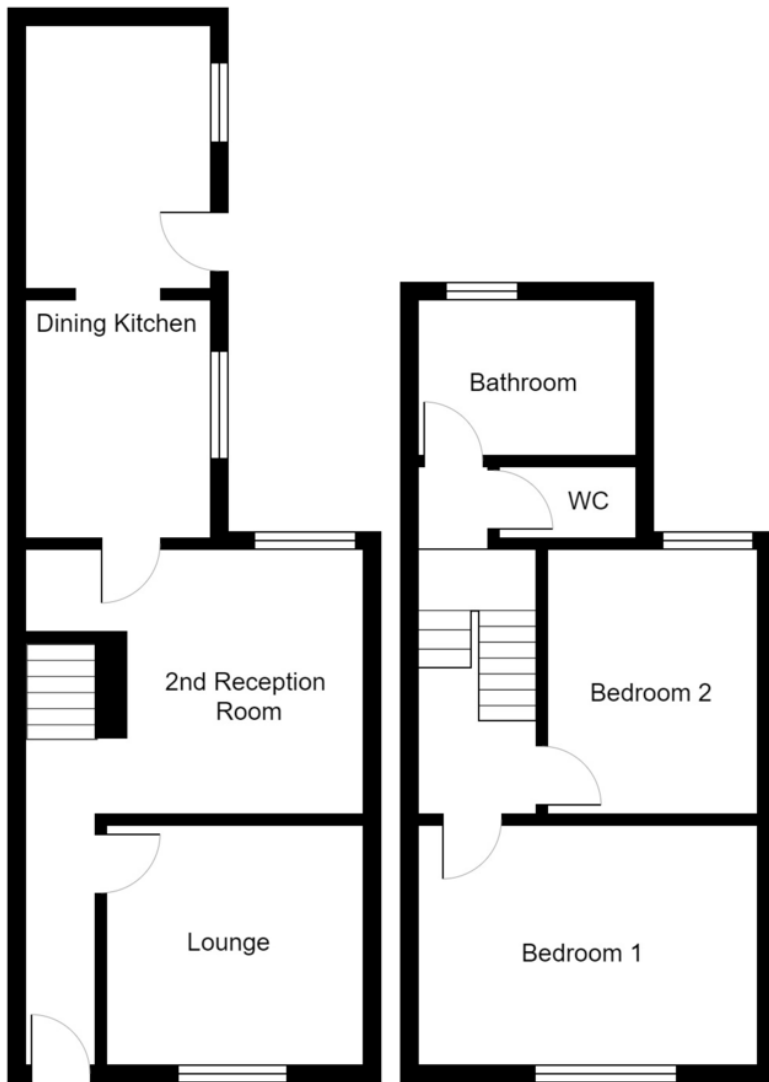
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Monday to Friday 9am to 5pm
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All measurements are approximate and for display purposes only

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