



80 Lambert Street

Hull

HU5 2SH

Offers Over £110,000

An ideal investment opportunity to purchase this 4 Bedroom middle house currently tenanted and achieving £850pcm. The spacious accommodation which is arranged on three levels, briefly comprises of Open Porch, Entrance Hall, 2 Reception Rooms, 19' long fitted Dining Kitchen, Utility and Shower Room (off); on the first floor, 3 Bedrooms and Bathroom/WC and on the second floor, 4th Bedroom. Outside there is a forecourt and large rear garden. Situated in this very convenient area close to local amenities.



Property Features

- Large Middle House
- Arranged on Three Levels
- 4 Bedrooms
- Large Rear Garden
- 2 Reception Rooms
- Excellent Investment Opportunity
- Gas Central Heating & uPVC Double Glazing
- Currently Rented at £850pcm

Full Description

LOCATION

The property is situated just off Newland Avenue therefore boasts excellent amenities including shops, bars, bistros, restaurants, schools, public transport and handily located for Hull University with good travelling distance into Hull city centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

OPEN PORCH

ENTRANCE HALL

With a uPVC double glazed entry door and overhead window, dado rail, picture railing, cornice to the ceiling, staircase leading to the first floor with understairs recess, cupboard and spindled ballustrade, laminate flooring.

LOUNGE

14' 5" x 12' 10" (4.39m x 3.91m)

Measured into bay and recess. With uPVC double glazed bay window which overlooks the front, laminate flooring, picture railing, cornice to the ceiling, double central heating radiator, TV point.

DINING ROOM

12' 5" x 10' 9" (3.78m x 3.28m)

Measured into recess. With uPVC double glazed window which overlooks the rear, single central heating radiator, TV point, picture rail, cornice to the ceiling.

DINING KITCHEN

19' 0" x 9' 0" (5.79m x 2.74m)

With a stainless steel sink and drainer, fitted base and wall-mounted units with worktop surface areas and tiled surrounds, two uPVC double glazed windows which overlook the side, half obscured double glazed door which leads to the side and rear, wall-mounted boiler serving central heating and hot water, gas cooker point, single central heating radiator

UTILITY

6' 4" x 3' 6" (1.93m x 1.07m)

With plumbing for automatic washing machine, uPVC obscured double glazed window to the side.

SHOWER ROOM (OFF)

6' 0" x 4' 11" (1.83m x 1.5m)

With shower cubide, pedestal wash hand basin, low level WC, uPVC obscured double glazed window which overlooks the rear, extractor, single central heating radiator, tiled flooring.



Full Description

FIRST FLOOR

LANDING

BEDROOM 1

15' 1" x 12' 7" (4.6m x 3.84m)

Measured into recess. With built-in cupboard, two uPVC double glazed windows which overlook the front, laminate flooring, TV point, picture railing, double central heating radiator.

BEDROOM 2

12' 4" x 10' 9" (3.76m x 3.28m)

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

BEDROOM 3

12' 11" x 9' 1" (3.94m x 2.77m)

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

BATHROOM

6' 0" x 5' 10" (1.83m x 1.78m)

With a panelled bath having mixer tap and shower attached, pedestal wash hand basin, low level WC, uPVC obscured double glazed window which overlooks the side, single central heating radiator.

SECOND FLOOR

LANDING

With Velux window.

BEDROOM 4

15' 3" x 13' 1" (4.65m x 3.99m)

With Velux window, single central heating radiator, laminate flooring.

OUTSIDE

To the front of the property there is a forecourt area with fencing on the perimeters and to the rear, there is a good-size garden with stone-walling and fencing on the perimeters and paved area.

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

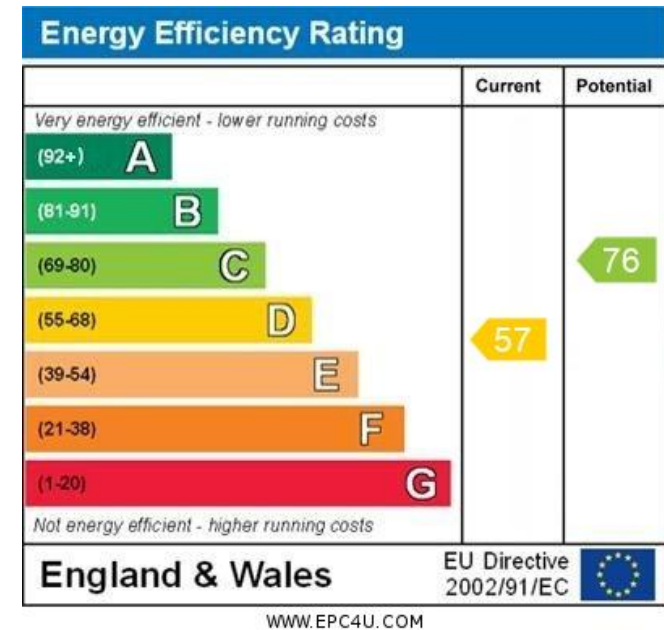
Saturday 10am to 1pm.







DRAFT FLOOR PLAN ONLY - AWAITING VENDORS APPROVAL
All measurements are approximate and for display purposes only



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