



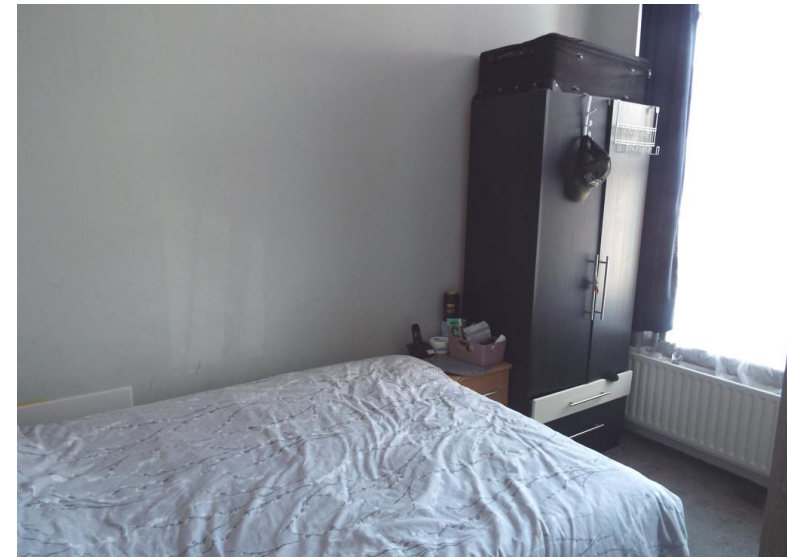
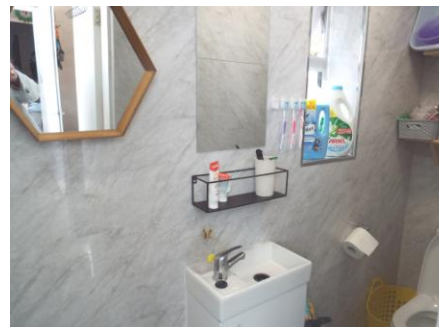
## 215a & b, Newland Avenue

Hull

HU5 2EL

£142,500

An ideal investment opportunity! We offer onto the market this end house providing 2 self-contained flats, both having gas radiator central heating and uPVC double glazing. Both are currently rented and are achieving £500pcm gross for each flat therefore achieving £12,000 per annum gross. Both flats provide 2 bedroomed accommodation and there is a Garage to the rear (not included in either tenancy). The property is well-placed and is therefore convenient for all local amenities.



## Property Features

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- Good Investment Opportunity
- End House
- 2 Self-Contained Flats
- Gas Central Heating
- uPVC Double Glazing
- Currently Achieving £12,000pa Gross
- 2 Bedrooms to Each Flat
- Convenient Location

## Full Description

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### LOCATION

The property is situated in this very convenient and popular area, very handy for Hull University. The area also boasts local amenities including shops, bars, bistros, restaurants, public transport and is also within good travelling distance to Hull city centre.

### THE ACCOMMODATION COMPRISES

#### 215A NEWLAND AVENUE (GROUND FLOOR FLAT)

##### LOUNGE

10' 4" x 8' 7" (3.15m x 2.62m)

With a double glazed entry door, double central heating radiator, wall-mounted boiler serving central heating and hot water in housing cupboard, laminate flooring.

##### KITCHEN

9' 3" x 8' 3" (2.82m x 2.51m)

With a stainless steel single sink and drainer, fitted base and wall-mounted units with worktop surface areas and tiled surrounds, uPVC double glazed window which overlooks the side, laminate flooring, plumbing for automatic washing machine, built-in under-oven and hob, extractor/cooker hood, laminate flooring.

##### SHOWER ROOM AND WC (OFF)

With a shower cubicle, wash basin with mixer tap, low level WC, extractor, double glazed window to the rear, tiled flooring, walls are fully-tiled.

##### INNER HALLWAY

With built-in cupboard, single central heating radiator, laminate flooring.

##### BEDROOM 1

11' 2" x 11' 0" (3.4m x 3.35m)

Measured at widest points. With uPVC double glazed window which overlooks the front, double central heating radiator.

##### BEDROOM 2

11' 5" x 8' 2" (3.48m x 2.49m)

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

##### OUTSIDE

To the side of the property there is a small side yard area with brick-walling on the perimeter.

#### 215B NEWLAND AVENUE, HULL (FIRST FLOOR FLAT)

##### OPEN PORCH

##### PRIVATE ENTRANCE HALL





# Full Description

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With a double glazed obscured door, dado rail, staircase leading to the first floor.

## LOUNGE

11' 3" x 9' 0" (3.43m x 2.74m)

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

## KITCHEN

10' 1" x 6' 4" (3.07m x 1.93m)

Measured at widest points. With a stainless steel sink and drainer with mixer tap, fitted base units, one fitted tall cupboard and one fitted wall cupboards, worktop surface areas with tiled surrounds, uPVC double glazed window which overlooks the rear, plumbing for automatic washing machine.

## SHOWER/WC (OFF)

Measured at widest points and excludng the WC recess. Shower cubide, small wash basin with mixer tap, low level WC, cupboard housing boiler for central heating and hot water, extractor.

## BEDROOM 1

11' 3" x 7' 4" (3.43m x 2.24m)

(Situated off the lounge). With uPVC double glazed window which overlooks the front, laminate flooring, cornice to the ceiling, double central heating radiator.

## BEDROOM 2

11' 5" x 7' 0" (3.48m x 2.13m)

With uPVC double glazed window which overlooks the front, laminate flooring, double central heating radiator, cornice to the ceiling.

## OUTSIDE

There is a small forecourt area.

## GARAGE

There is a garage to the rear of the property which is not included in either of the tenancies so a potential purchase may be able to rent this out separately (to be confirmed).

## TENURE

We believe the tenure of this property to be Freehold (to be confirmed by the vendor's solicitors). Both flats are currently let on a periodic tenancy paying £500pcm per flat.

## 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

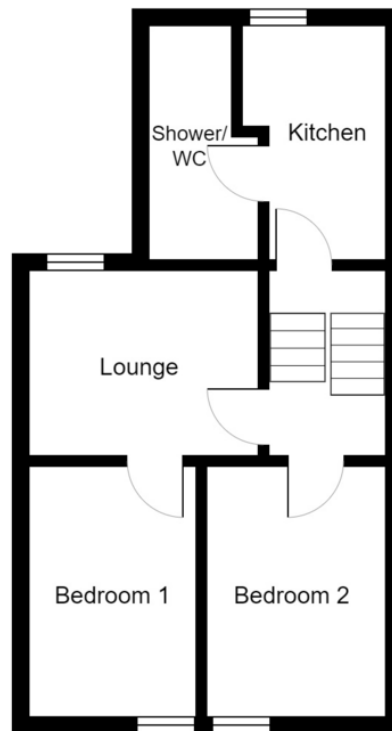
Monday to Friday 9am to 5pm

Saturday 10am to 1pm.





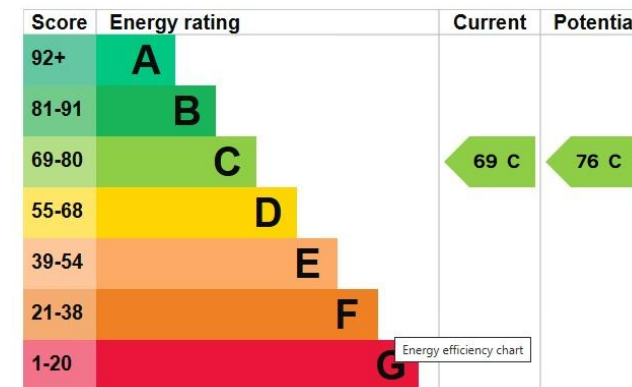
215A NEWLAND AVENUE (GROUND FLOOR)



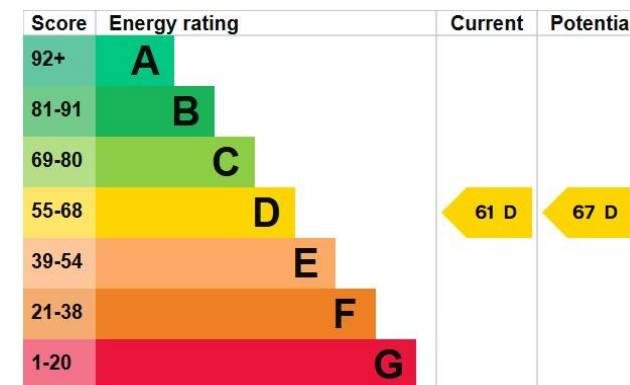
215B NEWLAND AVENUE (FIRST FLOOR)

DRAFT FLOOR PLAN - AWAITING VENDOR'S APPROVAL

All measurements are approximate and for display purposes only



215a Newland Avenue, Hull



215b Newland Avenue, Hull

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements