



## 13 Ash Grove

Hull

HU5 1LT

Guide Price £195,000

We offer onto the market this 8 Bedroom HMO providing a great investment opportunity with a potential to achieve approx.. £41,600 per annum. The property, which benefits from UPVC double glazing and gas central heating, comprises Open Porch, main Entrance Hallway, 2 ground floor Letting Rooms, Sitting Room, Kitchen, Utility Area and Shower Room, on the first floor there are 6 further Letting Rooms, Bathroom and Shower Room and outside there is a forecourt area to the front and to the rear good



## Property Features

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- Middle House
- 8 Bedroom HMO
- Gas Central Heating
- uPVC Double Glazing
- Great Investment Opportunity
- 1 Bathroom + 2 Shower Rooms
- Potential To Achieve Approx. £41,600 per annum
- Popular Location

## Full Description

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### LOCATION

Ash Grove is situated off Beverley Road therefore close to local facilities including wide range of shops, bars, bistros down Cottingham Road/Newland Avenue, close proximity to Hull University, regular bus routes to Hull City centre and ideal travelling distance for Hull City centre.

### THE ACCOMMODATION COMPRISES

### GROUND FLOOR

### OPEN PORCH

### ENTRANCE HALL

With uPVC double glazed door having motif window, dado rail, staircase leading to the first floor with spindle balustrade, under-stairs recess and cupboard and double central heating radiator.

### GROUND FLOOR FRONT LETTING ROOM

17' 0" x 13' 11" (5.18m x 4.24m)

Measured into recess and bay. With uPVC double glazed bay window which overlooks the front, delve shelving, double central heating radiator, pedestal wash hand basin and TV point.

### GROUND FLOOR REAR LETTING ROOM

14' 0" x 12' 0" (4.27m x 3.66m)

With uPVC double glazed bay window which overlooks the rear, pedestal wash hand basin, TV point, single central heating radiator and dado rail.

### COMMUNAL LOUNGE

17' 3" x 14' 2" (5.26m x 4.32m)

Measured into bay. With uPVC double glazed bay window overlooking the side, TV point, double and single central heating radiators.

### KITCHEN

15' 7" x 12' 0" (4.75m x 3.66m)

With fitted base and wall-mounted units, worktop surface areas with tiled surrounds, 2 stainless steel sinks with drainers and mixer taps, two uPVC double glazed windows which overlook the side, Becko oven, 7 ring gas hob and extractor/cooker hood.





# Full Description

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## UTILITY AREA

7' 2" x 5' 0" (2.18m x 1.52m)

With uPVC double glazed door leading to the rear, plumbing for automatic washing machine and tiled flooring.

## SHOWER ROOM

5' 9" x 7' 4" (1.75m x 2.24m)

With shower cubicle, pedestal wash hand basin, low level WC, uPVC obscured double glazed window which overlooks the side, tiled flooring and wall-mounted chrome radiator.

## FIRST FLOOR

### LANDING

With dado rail, cupboard and further inner hallway.

### FIRST FLOOR FRONT RIGHT LETTING ROOM

10' 1" x 14' 1" (3.07m x 4.29m)

With UPVC double glazed window which overlooks the front, dado rail, single central heating radiator, TV point and built-in cupboard.

### FIRST FLOOR FRONT LEFT LETTING ROOM

9' 9" x 16' 6" (2.97m x 5.03m)

Measurements excluding recess. With uPVC double glazed bay window which overlooks the front, TV point, single central heating radiator, dado rail and picture railing.

### FIRST FLOOR MIDDLE LETTING ROOM

14' 3" x 14' 0" (4.34m x 4.27m)

Measured at widest points. With uPVC double glazed window which overlooks the rear, single central heating, pedestal wash hand basin, dado rail picture railing, built-in cupboard housing hot water cylinder and TV point.

### FIRST FLOOR REAR FRONT LETTING ROOM

8' 3" x 9' 6" (2.51m x 2.9m)

With uPVC double glazed window which overlooks the side and single central heating radiator.

### FIRST FLOOR REAR MIDDLE LETTING ROOM

10' 0" x 8' 2" (3.05m x 2.49m)

With uPVC double glazed window which overlooks the side and single central heating radiator.

### FIRST FLOOR REAR LETTING ROOM

12' 2" x 7' 11" (3.71m x 2.41m)

Measurements excluding recess and lobby. With uPVC double glazed window which overlooks the rear and single central heating radiator.

## BATHROOM

6' 8" x 5' 8" (2.03m x 1.73m)

With panelled bath having separate shower over, pedestal wash hand basin, low level WC, uPVC obscured double glazed window which overlooks the side, fully tiled walls, extractor and wall-mounted radiator.



OUTSIDE

To the front of the property there is a forecourt area with walling on perimeters and to the rear there is good size low maintenance garden with fencing on perimeters, gate leading to pedestrian access and rear vehicular access with gated entrance for parking set within the garden.

SHOWER ROOM

5' 6" x 6' 1" (1.68m x 1.85m)  
With shower cubicle, pedestal wash hand basin, low level WC, fully tiled walls, uPVC obscured double glazed window which overlooks the side, extractor and wall-mounted radiator.

TENURE

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

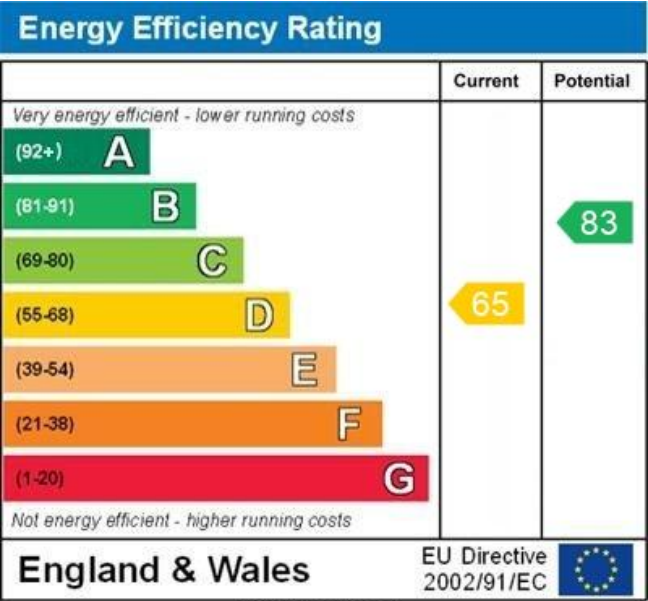
VIEWING

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ALL MEASUREMENTS ARE APPROXIMATE AND FOR GUIDANCE ONLY

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