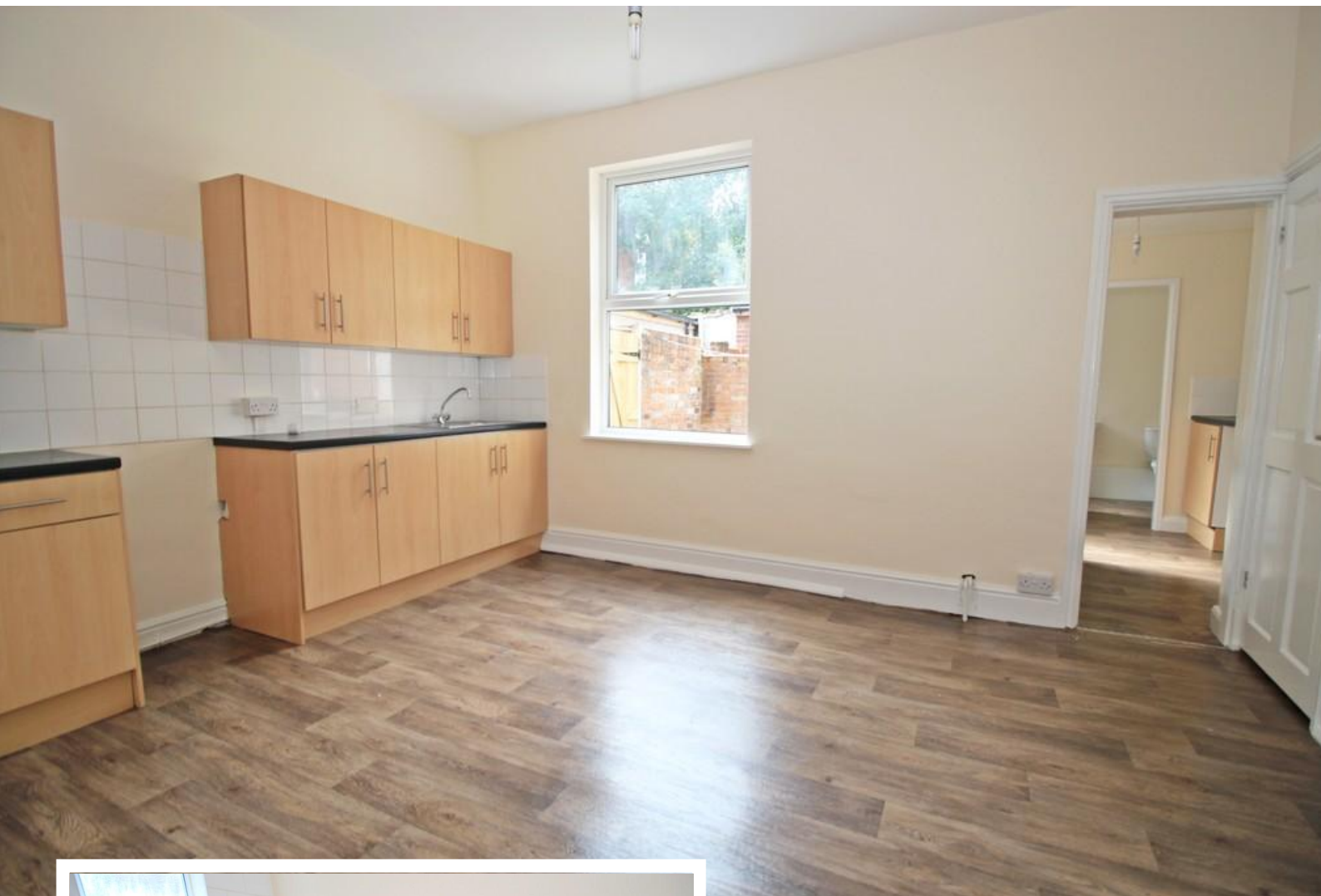




- FOUR BEDROOM MID TERRACE
- FANTASTIC YIELD OPPORTUNITY
- CLOSE TO CITY CENTRE
- LARGE KITCHEN/DINER

- NEWLY DECORATED THROUGHOUT
- NEWLY FITTED FLOORING THROUGHOUT
- IDEAL INVESTMENT OPPORTUNITY
- HMO POTENTIAL



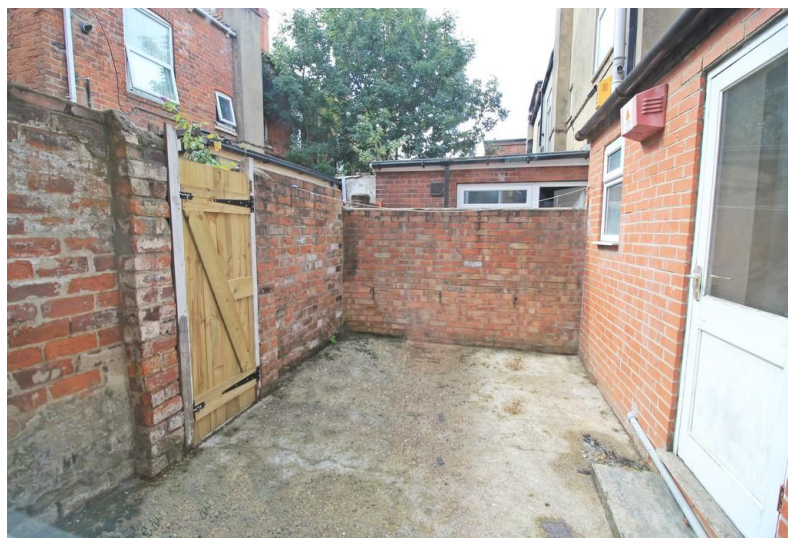


Property Description

Osprey Property are pleased to present to the market this **four bedroom mid terrace** property, located within walking distance of Hull city centre.

Benefitting from **three large double bedrooms** and a fourth single bedroom, a spacious kitchen with a separate fitted utility and downstairs bathroom, this property would be an ideal **investment opportunity** as either a single let or HMO, with a **fantastic yield**.

Contact Osprey for more information or to arrange a viewing.



Ground Floor

HALL

Entering via a hardwood front door, with a fitted carpet, a wall hung radiator and stairs leading to the first floor.

LIVING ROOM

13' 7" x 11' 8" (4.14m x 3.56m)

The living room comprises of a uPVC double glazed window to the front, a fitted carpet, a feature fire surround and a wall hung radiator.

KITCHEN

14' 4" x 11' 4" (4.37m x 3.45m)

The large kitchen is fitted with a matching range of base and eye level units with a worktop space over. There is a stainless steel sink, space for a fridge/freezer and a cooker, with a uPVC double glazed window to the rear, a wall hung radiator and wood effect vinyl flooring. There is also space for a dining area.

UTILITY ROOM

8' 2" x 7' 8" (2.49m x 2.34m)

The utility room is fitted with a range of base and eye level units with worktop space over. There is plumbing for a washing machine, space for a fridge/freezer, a uPVC double glazed window to the side and wood effect vinyl flooring.

BATHROOM

7' 9" x 5' 8" (2.36m x 1.73m)

The bathroom comprises of a three piece suite consisting of a bath, a pedestal wash hand basin and a low level WC. There is a uPVC double glazed window to the side, a wall hung radiator and wood effect vinyl flooring.

First Floor

LANDING

The landing has a fitted carpet, a uPVC double glazed window to the rear, doors leading to all first floor rooms and stairs leading to the loft room.

MASTER BEDROOM

13' 10" x 11' 6" (4.22m x 3.51m)

The master bedroom features a uPVC double glazed window to the rear, a wall hung radiator and a fitted carpet.

BEDROOM TWO

12' 5" x 11' 1" (3.78m x 3.38m)

Bedroom two benefits from a uPVC double glazed window to the front, a wall hung radiator and a fitted carpet.

BEDROOM THREE

8'4" x 6'11" (2.53m x 2.11m)

The third bedroom has a wall hung radiator, a fitted carpet and a uPVC window to the front.

Second Floor

BEDROOM FOUR

19' 8" x 17' 1" (5.99m x 5.21m)

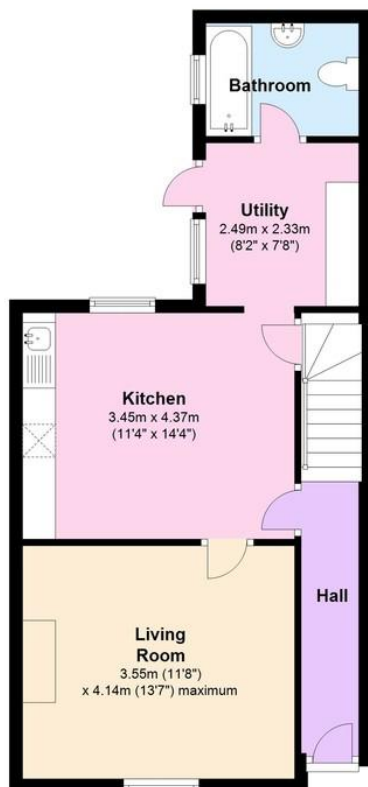
The spacious fourth bedroom has a fitted carpet and a skylight.

OUTSIDE

To the rear of the property there is an enclosed concreted courtyard.

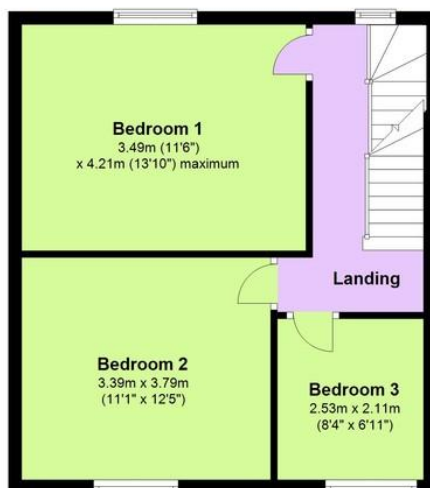
Ground Floor

Approx. 47.1 sq. metres (506.8 sq. feet)



First Floor

Approx. 42.1 sq. metres (452.7 sq. feet)



Second Floor

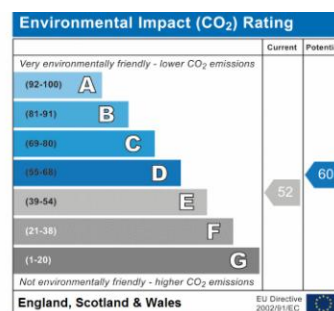
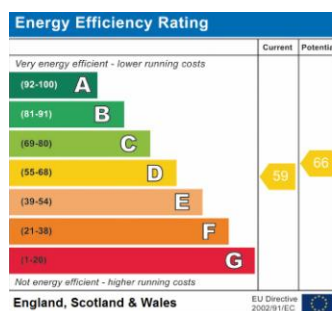
Approx. 31.3 sq. metres (336.5 sq. feet)



Disclaimer: IMPORTANT NOTICE: Property Mis-descriptions Act 1991 Property details herein do not form part or all of an offer or contract. Any measurements are included are for guidance only and as such must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services neither have we confirmed or verified the legal title of the property. All prospective purchases must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide only

VIEWINGS

STRICTLY BY APPOINTMENT ONLY



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