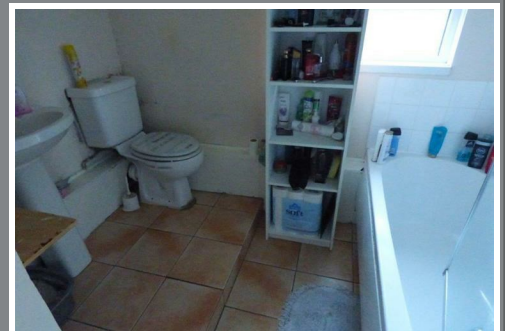




30 Tavistock Street, Hull, East Yorkshire, HU5 2LJ

- FOR INVESTORS
- Fully let income of approx £14,560pa
- Communal lounge and kitchen
- Popular rental area
- Article 4 complaint- four rooms
- GCH and uPVC DG
- Communal bathroom
- MUST BE VIEWED

£97,500



512 Holderness Rd, Hull, East Yorkshire HU9 3DS

Tel: 01482 375212

E-mail: info@leonards-hull.co.uk

Website: www.leonards-hull.co.uk

59 Welton Road, Brough, East Yorkshire HU15 1AB

Tel: 01482 330777

E-mail: brough@leonards-hull.co.uk

30 Tavistock Street, Hull, East Yorkshire, HU5 2LJ

IDEAL FOR INVESTORS-MID TERRACE- LICENSED HMO- FOUR ROOMS.

A well presented mid terrace located just off Newland Avenue/Cottingham Road. The property is to HMO standard and is Article 4 compliant. It offers 4 rooms currently majority let on Assured Shorthold Tenancies producing a possible income of approximately £14,560 per annum when fully let. The property has gas central heating and is uPVC double glazed. Accommodation is over two floors as follows:
Ground Floor- Communal hall, room one, communal lounge, kitchen and bathroom.
First Floor- Further three rooms. Courtyard to the rear-MUST BE VIEWED.

Location

The property is situated near to Cottingham Road which is situated close to the main University Of Hull and offers a variety of local shops and amenities. Newland Avenue runs off Cottingham Road with its lively cafe culture with a vast array of restaurants, bars and shops.

Ground Floor

Entrance

Enter via UPVC door into communal hall.

Communal Hall

Stairs leading to first floor accommodation. Single radiator. Door leading into Room One and communal lounge.

Communal Lounge

13'3 x 11'9 (4.04m x 3.58m)

UPVC double glazed window to the rear aspect. Single radiator. Laminate flooring. Understair meter cupboard. Opening into the kitchen.

Communal Kitchen

9'0 x 7'11 (2.74m x 2.41m)

UPVC double glazed window to the side. Gloss fitted base, wall and drawer units with contrasting work surfaces. Stainless steel sink with mixer tap. Plumbing for automatic washing machine. Induction hob. Electric oven. Space for fridge freezer in recess. Opening into rear lobby. Tile splashbacks. Wall mounted combi boiler

Rear Lobby

Door leading into bathroom. UPVC double glazed door to the side.

Communal Bathroom

8'0 x 5'3 (2.44m x 1.60m)

Panel bath with mixer tap and shower fitment. Low level flush W.C. Pedestal wash hand basin. Tiled splashbacks and single radiator.

Room One

11'0 x 8'10 (3.35m x 2.69m)

Accessed off the communal hall. Laminate flooring. Single radiator. UPVC double glazed window to the front.

First Floor/Landing

Doors leading into three further rooms.

Room Two

8'11 x 7'11 (2.72m x 2.41m)

UPVC double glazed window to the rear. Single radiator.

Room Three

11'10 x 9'0 (3.61m x 2.74m)

UPVC double glazed window to the rear. Single radiator. Built-in wardrobes.

Room Four

14'1 x 11'10 (4.29m x 3.61m)

UPVC double glazed window to the front. Built-in wardrobe and a cupboard. Single radiator.



External

There is a courtyard to the rear.

Rents/Tenancies

The current weekly rents being achieved are Room One -£65, Room Three -£65, and Room Four -£90 Room Two currently empty was obtaining £60. Total £280 pw (£14,560 pa) All the rooms are on Assured short hold tenancies details from the agents.

Services

The mains services of water, gas, electric and drainage are connected. The property has a combi boiler serving all rooms providing gas central heating and hot water.

Outgoings

From internet enquiries with the valuation Office website the property has been placed in Band A for Council Tax purposes, Local Authority Reference Number: 00060255003006 Prospective purchasers should check this information before making any commitment to purchase the property.

Energy Performance Certificate

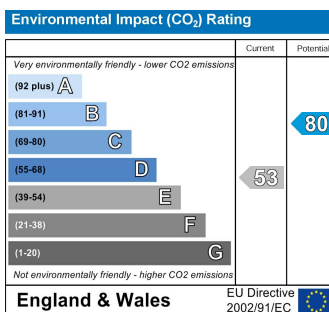
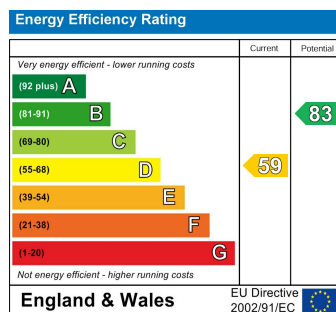
The current energy rating on this property is D(59)

Viewings

Strictly by appointment with the Sole Agents on (01482) 375212.

Free Market Appraisal

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected*? Then why not contact Leonards for a free independent market appraisal for the sale of your property, we have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire. *Where your property is presently been marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.



Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective purchaser. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.

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