



39 Goddard Avenue, Hull, East Yorkshire, HU5 2AN

- ATTENTION INVESTORS
- Fully let income of approx £16,380pa
- Lounge, kitchen & Shower Room
- Article 4 compliant- four rooms
- GCH and uPVC DG
- Popular rental area-VIEW NOW

£102,000



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ATTENTION INVESTORS-MID TERRACE- LICENSED HMO- FOUR ROOMS.

A well presented end terrace located just off Newland Avenue. 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 £16,380 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, lounge, kitchen, rear lobby and shower room. First Floor- Further three rooms. Courtyard to the rear-VIEW NOW.

Location

The property is located within walking distance onto Newland Avenue and is also well positioned within easy reach of Hull University. Newland Avenue enjoys an abundance of restaurants, bars, cafes, local shops and public transportation, with access to both Hull City Centre and the A63/M62 motorway.

Ground Floor

Entrance

Enter via communal door into communal hall.

Communal Hall

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

Room One

Door leading to lounge.

Lounge

12'1 x 11'1 (3.68m x 3.38m)

UPVC double glazed window to the rear aspect. Door leading into kitchen. Double radiator. Further door into bedroom. Under stairs meter cupboard.

Bedroom

10'9 x 9'10 plus bay (3.28m x 3.00m plus bay)

UPVC double glazed square bay window to the front. Wash hand basin. Double radiator. Coving to the ceiling.

Kitchen

9'6 x 8'9 (2.90m x 2.67m)

UPVC double glazed window to the side. Fitted base, wall and drawer units with contrasting work surfaces. Stainless steel sink with mixer tap. Space for fridge freezer. Provision for an electric cooker. Plumbing for automatic washing machine. Wall mounted combi-boiler. Vent. Tiled splash backs. Door leading into rear lobby.

Rear Lobby

UPVC double glazed window to the side aspect. Door leading into shower room. Door leading outside.

Shower Room

8'2 x 4'6 (2.49m x 1.37m)

Shower with electric shower. Pedestal wash hand basin and low level flush W.C. Tiled splashbacks. UPVC double glazed window to the rear. Double radiator. Vent.

First Floor/Landing

Loft hatch. Doors leading into Rooms Two, Three and Four.

Room Two

14'4 x 9'11 (4.37m x 3.02m)

Double radiator. Fire place. Two UPVC double glazed windows to the front. Recessed cupboard with wash hand basin, mixer tap and tiled splash backs.

Room Three

12'0 x 10'0 (3.66m x 3.05m)

UPVC double glazed window to the rear. Double radiator. Wash hand basin with mixer tap and shower fitment. Tiled splashbacks.



Room Four

9'7 x 8'10 (2.92m x 2.69m)

UPVC double glazed window to the rear. Wash hand basin with mixer tap. Single radiator.

External

To the rear there is a courtyard with low maintenance area.

Rents/Tenancies

The current weekly rents being achieved are Room One -£80, Room Two -£90 and Room Three -£75. Room Four currently empty was obtaining £70. Total £315 pw (£16,380 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 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: 00060130003907 Prospective purchasers should check this information before making any commitment to purchase the property.

Energy Performance Certificate

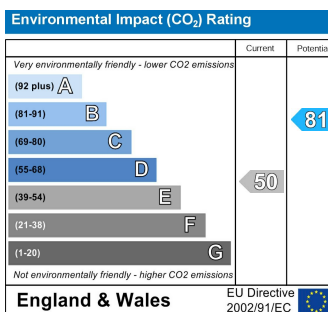
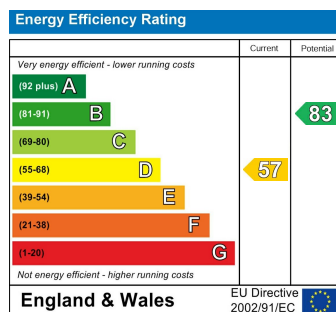
The current energy rating on the property is D(57)

Viewings

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

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