



Granville Street, Hull, HU3

£105,000



 4  3  3  D Band: A

- Large Mid-Terrace House
- Some Modernisation Required
- Four Bedrooms
- Two Reception Rooms
- Three Shower Rooms
- Former House in Multiple Occupation (HMO)
- HMO Would Require New Licence
- Chain-Free



Very large 4 bed mid terrace that has been used as 6 bed HMO in the past. Two reception rooms downstairs large kitchen + shower room. Three bedroom to the first floor plus 2 separate shower rooms. Large bedroom on the 2nd floor that could make self-contained studio. Will need new HMO licence. Does require a degree of modernisation but priced to sell. Motivated vendors. Sold with no chain and would suite existing landlord with HMO experience.

Viewing by appointment and please note that this property does require a degree of modernisation and if the buyer intends to use the property as a HMO then a fresh license will need to be obtained from the council. Please note that the property is sold as seen and none of the appliances have been tested.



MEASUREMENTS: Please note that all measurements are approximate. **STAMP DUTY:** Many property purchases are subject to Stamp Duty Land Tax, and the rules governing stamp duty and the levies imposed are complex. HM Revenue & Customs have an online calculator to assist you in calculating your stamp duty liability (<https://www.gov.uk/stamp-duty-land-tax>) but please always check with your solicitor. **COPYRIGHT:** All photographs and images are the exclusive property of Hudson Property Angels Limited and are protected by copyright law. The images may not be reproduced, copied, transmitted or manipulated without the written consent of a director of Hudson Property Angels Limited.