

## 2 x 1 Bedroom Self-Contained Flats

Welbeck Street, Hull, HU5 3SA

£80,000



- ATTENTION LANDLORDS/INVESTORS/BUILDERS!
- HIGHLY POPULAR DUKERIES AREA
- 2X SELF CONTAINED FLATS
- UPDATING REQUIRED
- GAS CENTRAL HEATING SYSTEM
- NO CHAIN INVOLVED





## 1 Bedroom Flats

£80,000

Welbeck Street, Hull, HU5 3SA

Attention Landlords and Investors/Builders. This is a great opportunity to acquire a property with 2 spacious self-contained flats - one ground floor and one first floor which are perfectly located in this highly popular Dukeries location.

Although the properties would benefit from a degree of updating this is a great rental opportunity.

The accommodation has a ground floor and first floor flat which each briefly comprises of a lounge, fitted kitchen, bathroom and bedroom.

There is also a gas central heating system and partial double glazing.

Viewing is highly recommended as this is a great investor opportunity with good rental potential.

## Location

The Dukeries are well known for it's wealth of amenities which are practically on your doorstep. Hull city centre is just a short distance from the property with regular public transport connections creating easy links in and out of the city. There are highly reputable schools, colleges and academies nearby. The University of Hull is also within a convenient proximity as is the Hull Royal Infirmary. The Dukeries is a cosmopolitan area with a great choice of well visited cafe bars and restaurants to choose from.

## Property Description

### Ground Floor

**GF Flat Entrance** - Double glazed front entrance door leads through to the lounge ..

**GF Flat Lounge** - 13' 6" x 13' 5" (4.14m x 4.09m) Extremes to extremes.

Double glazed window looking out over the front forecourt area.

Mid level dado rail.

Radiator.

**GF Flat Inner Hall** - Leads through to a cloaks area..

**GF Flat Cloaks Area** - Double glazed opaque window.

**GF Flat Kitchen** - 12' 8" x 7' 3" (3.87m x 2.22m) Extremes to extremes.

Double glazed window with aspect over the rear courtyard area.

Range of base, drawer and wall mounted units. Roll edge laminate work surface housing a single drainer sink unit. Tiled splash back surround.

Built-in and matching breakfast bar.

Radiator.

**GF Flat Inner Lobby** - Gas central heating boiler.

Double glazed rear entrance door.

**GF Flat Bathroom** - 3-piece suite comprising of a panel bath, pedestal wash hand basin and low flush W.C.

Double glazed opaque window.

Radiator.

**GF Flat Bedroom** - 13' 3" x 7' 4" (4.05m x 2.24m) Extremes to extremes.

Double glazed window - partially opaque.

Radiator.



**FF Flat Entrance** - Side entrance door leads through to an entrance vestibule with a staircase off to the first floor.

## First Floor

**FF Flat Landing** - Split level.  
Double glazed window.  
Radiator.

**FF Flat Lounge** - 13' 5" x 10' 6" (4.11m x 3.21m) Extremes to extremes.  
Double glazed window looking out over the front forecourt area.  
Radiator.

**FF Flat Kitchen** - 12' 7" x 7' 3" (3.85m x 2.21m) Extremes to extremes.  
Double glazed window with aspect over the rear courtyard area.  
Range of base, drawer and wall mounted units. Built-in single drainer sink unit. Tiled splash back surround.

**FF Flat Inner Lobby** - Gas central heating boiler.  
Part glazed rear entrance door.

**FF Flat Bathroom** - 3-piece suite comprising of a panel bath, pedestal wash hand basin and low flush W.C.  
Double glazed opaque window.  
Radiator.

**FF Flat Bedroom** - 12' 6" x 8' 3" (3.82m x 2.52m) Extremes to extremes.  
Double glazed window with aspect over the rear courtyard area.



Council tax band: A

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74   C
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		

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