

1 Bedroom Flats

Welbeck Street, Hull, HU5 3SA

£80,000



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





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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.

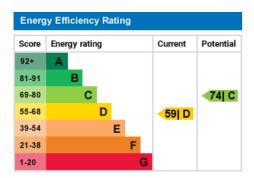
FF Flat Inner Lobby - Gas central heating boiler. Part glazed rear entrance door.

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



MONEY LAUNDERING REGULATIONS 2017: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale. 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 to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. 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. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.