



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **12 Farrington Street, Hull, HU5 1JA Offers in excess of £70,000**

**INVESTMENT OPPORTUNITY - LONG STANDING TENANT - CLOSE TO AMENITIES**

Presenting a promising investment opportunity, this 2-bed modern terrace on Farrington Street, Hull, commands attention. Currently achieving £420 PCM, this property stands as a lucrative prospect. Located in close proximity to the lively Beverley Road, it ensures easy access to various amenities including shops, supermarkets, and cafes.

Internally, the house boasts a practical layout with a comfortable lounge, well-appointed kitchen, and bathroom on the ground floor. Upstairs, two bedrooms offer cozy retreats. To complement its urban convenience, a courtyard provides a private outdoor space. This property, with its strategic location and rental potential, is a compelling choice for astute investors.

**DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!**

## GROUND FLOOR

### LIVING ROOM

11'5 x 11'2 max (3.48m x 3.40m max)

A brilliant family room.



### KITCHEN

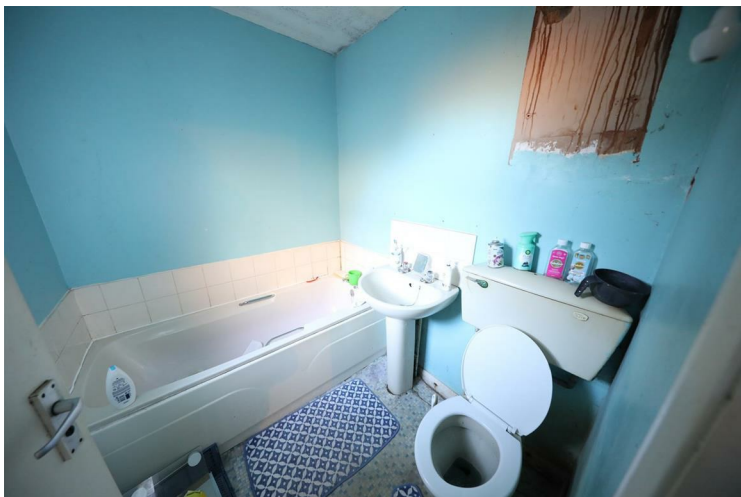
13'8 x 10'1 max (4.17m x 3.07m max)

With a range of base level units, space for a fridge freezer, plumbing for a washing machine, space for a tumble dryer and a sink and drainer unit.



### BATHROOM

With a low level WC, a hand basin and a panelled bath.



## FIRST FLOOR

### BEDROOM 1

11'4 x 10'5 max (3.45m x 3.18m max)

A brilliant main bedroom with plenty of space for storage.



### BEDROOM 2

8'4 x 8'4 max (2.54m x 2.54m max)

Another good sized bedroom.



## OUTSIDE



### DOUBLE GLAZING

The property has the benefit of double glazing.

### **CENTRAL HEATING**

The property has the benefit of gas central heating (not tested).

### **DISCLAIMER**

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

### **TENURE**

Symonds + Greenham have been informed that this property is Freehold

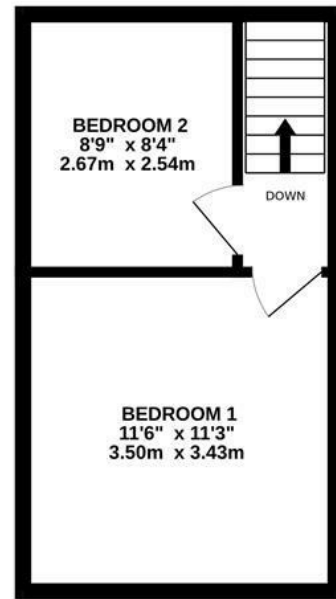
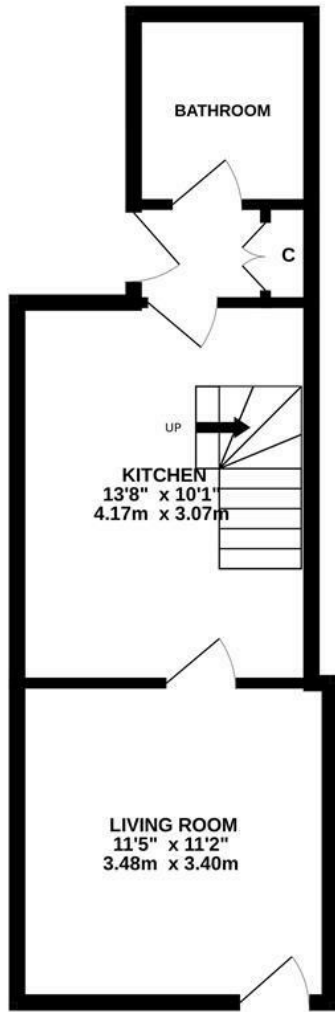
If you require more information on the tenure of this property please contact the office on 01482 444200.

### **COUNCIL TAX**

Symonds + Greenham have been informed that this property is in Council Tax Band A.

GROUND FLOOR  
341 sq.ft. (31.7 sq.m.) approx.

1ST FLOOR  
234 sq.ft. (21.7 sq.m.) approx.



TOTAL FLOOR AREA : 575 sq.ft. (53.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>70</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>70</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
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