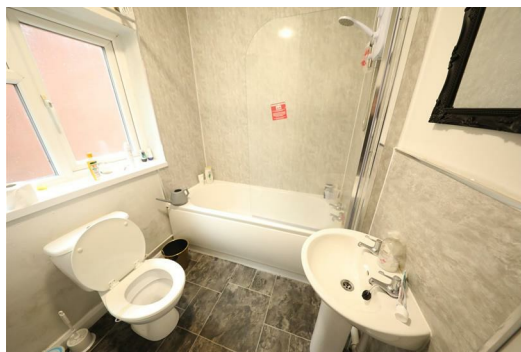




SYMONDS + GREENHAM

Estate and Letting Agents



6 Princes Avenue, Withernsea, HU19 2JA Offers in excess of £165,000

OUTSTANDING INVESTMENT OPPORTUNITY - THREE SELF CONTAINED FLATS - ANNUAL INCOME OF £14,580 - 8.3% YIELD AT ASKING PRICE

Nestled in the vibrant locale of Princes Avenue, this townhouse, skillfully transformed into three separate flats, represents a lucrative investment opportunity. The diversified units include a comfortably appointed one-bedroom flat on the ground floor, a spacious two-bedroom residence on the second floor, and an additional one-bedroom haven on the top floor. Currently, all units are leased, collectively contributing to a substantial gross annual income of £14,580.

The property's allure extends beyond its income potential. A well-maintained garden at the rear enhances the overall appeal, providing an inviting outdoor space. This strategic conversion, coupled with its prime position on Princes Avenue, not only ensures a steady stream of rental income but also places this property at the heart of local amenities. It stands as a prudent investment in both function and location, embodying a harmonious blend of practicality and urban vitality.

DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!

FLAT 6A

GROUND FLOOR

BEDROOM

12'06 x 13'4 max (3.81m x 4.06m max)



LOUNGE

11'92 x 14'91 max (3.35m x 4.27m max)

Currently used as the bedroom but given it's position could also be a reception room.



KITCHEN

14'8 x 9'3 max (4.47m x 2.82m max)

With a range of eye level and base level units and complimenting work surfaces, a sink and drainer unit, space for a fridge freezer and plumbing for a washing machine.



BATHROOM

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

OUTSIDE

Property has the benefit of a rear garden.

FLAT 6B

First Floor

ROOM 1

14'82 x 8'8 max (4.27m x 2.64m max)

A wonderful room with option to be a bedroom and a reception room.



BEDROOM 1

12'2 x 8'0 max (3.71m x 2.44m max)

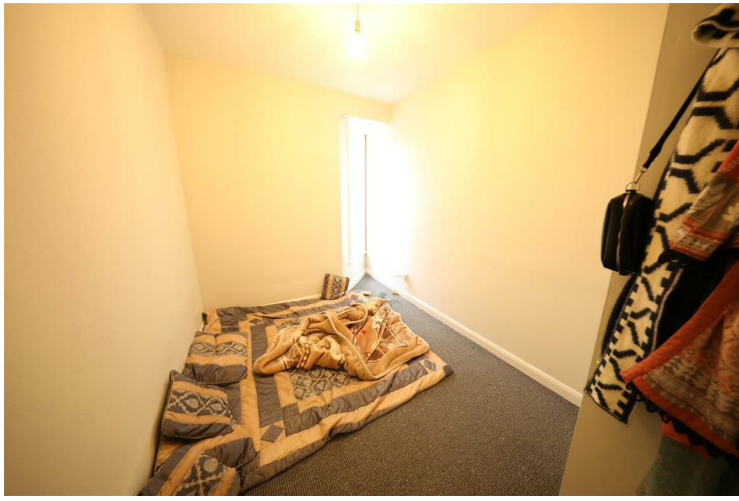
Another room with space for storage.



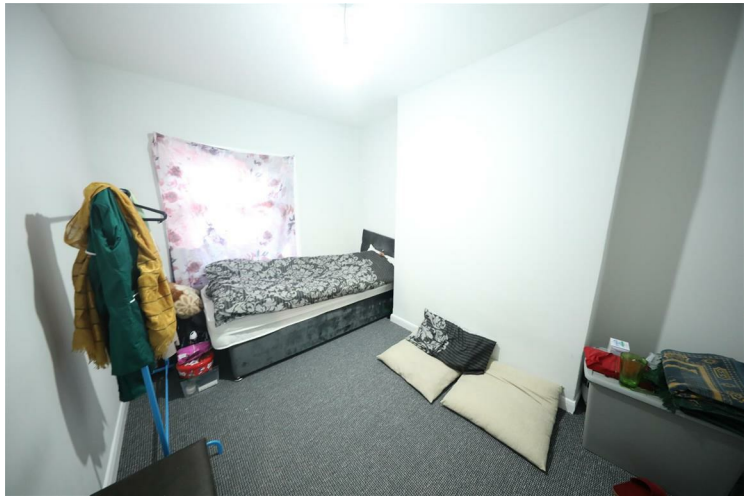
DINING ROOM

11'5 x 11'8 max (3.48m x 3.56m max)

A fantastic reception room.



BEDROOM 1
12'3 x 9'19 max (3.73m x 2.74m max)
A brilliant main bedroom



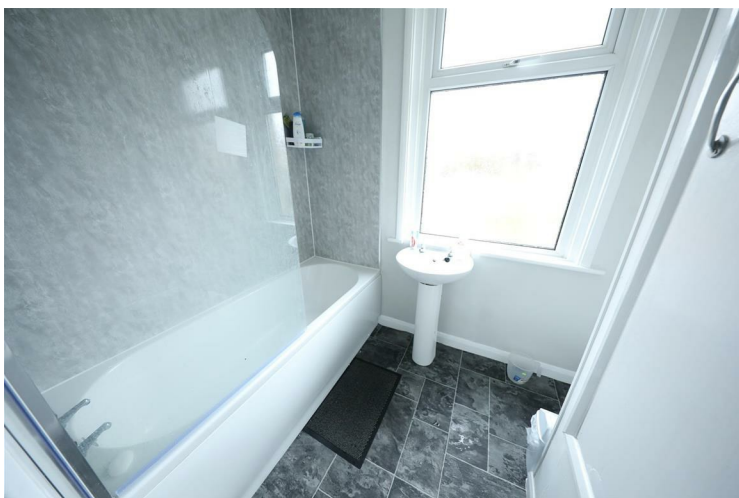
ROOM
11'77 x 11'9 max (3.35m x 3.58m max)
Another room that could be used as a lounge.

KITCHEN
14'9 x 5'9 max (4.50m x 1.75m max)
With a range of eye level and base level units with complimenting work surfaces, a sink and drainer unit, space for a fridge freezer and plumbing for a washing machine.



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

KITCHEN
8'6 x 8'3 max (2.59m x 2.51m max)
With a range of eye level and base level units with complimenting work surfaces, a sink and drainer unit, space for a fridge freezer and plumbing for a washing machine.



FLAT 6C
Second Floor

BATHROOM

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



CENTRAL HEATING

Need details.

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

Need details

COUNCIL TAX

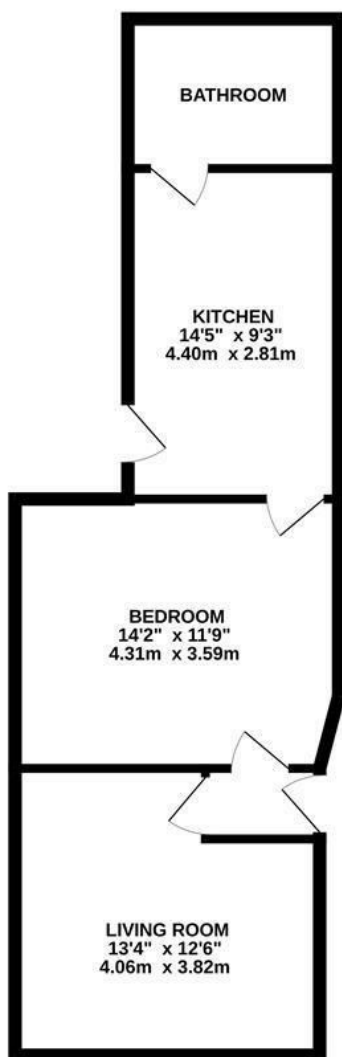
Symonds + Greenham have been informed that this property is in Council Tax Band A.

VIEWINGS

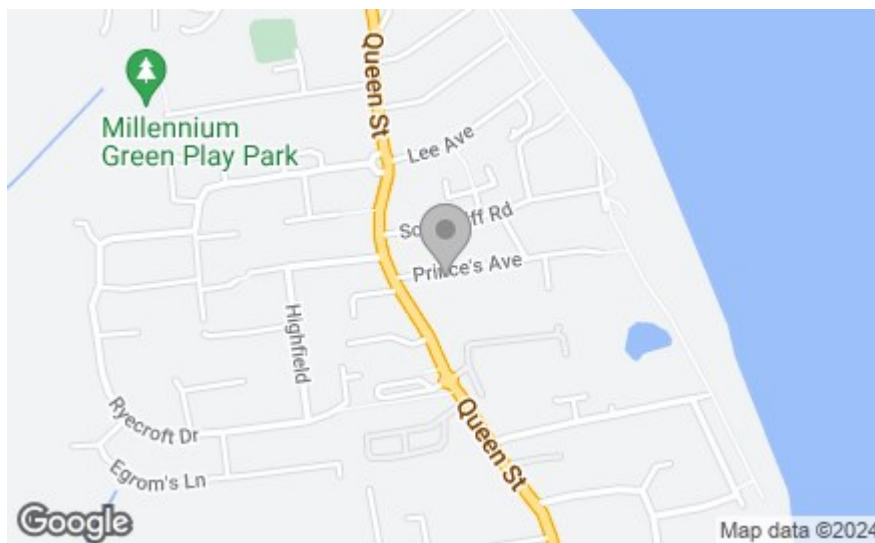
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

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.



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) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC