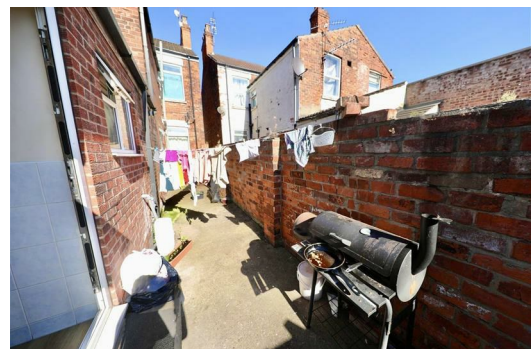




SYMONDS + GREENHAM

Estate and Letting Agents



34 Suffolk Street, Hull, HU5 1PJ

£140,000

INVESTMENT OPPORTUNITY - 10% YIELD - CURRENTLY TENANTED

Nestled in the charming Suffolk Street of Hull, this end terrace house is a true gem waiting to be discovered. Boasting five bedrooms, this property offers ample space for a growing family or savvy investor looking for a brilliant opportunity. Currently achieving an impressive £290 per week (including bills), this property presents a fantastic investment opportunity with a roughly 10% yield. Its proximity to amenities ensures convenience is always at your doorstep, making daily errands a breeze. Step inside to discover a well-appointed layout featuring a lounge, dining room, sitting room, kitchen, and a bathroom on the ground floor. Upstairs, three bedrooms and a family bathroom provide comfortable living spaces for the whole family. Outside, a rear courtyard offers a private retreat where you can unwind and enjoy the fresh air. Whether you're looking to expand your property portfolio or find a spacious home for your loved ones, this property on Suffolk Street is sure to impress with its potential and charm.

DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

LOUNGE

11'0 x 12'0 max (3.35m x 3.66m max)

A brilliant space that would usually be used as a lounge.

RECEPTION ROOM

12'0 x 10'1 max (3.66m x 3.07m max)

Another brilliant space that would ordinarily be a second reception room.

DINING ROOM

15'0 x 10'0 max (4.57m x 3.05m max)

Another brilliant family space.

KITCHEN

11'1 x 9'1 max (3.38m x 2.77m 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, plumbing for a washing machine and an integrated oven.

BATHROOM

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

FIRST FLOOR

BEDROOM 1

11'0 x 16'0 max (3.35m x 4.88m max)

A fantastic main bedroom with space for storage.

BEDROOM 2

11'1 x 10'0 max (3.38m x 3.05m max)

Another good size bedroom.

BEDROOM 3

10'0 x 10'0 max (3.05m x 3.05m max)

BATHROOM

With a low level WC, a hand basin and a walk in shower.

OUTSIDE

The property benefits from a small courtyard to the rear.

CENTRAL HEATING

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

DOUBLE GLAZING

The property has the benefit of double glazing.

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.

VIEWINGS

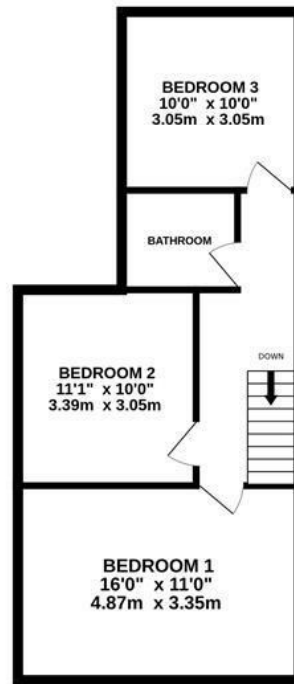
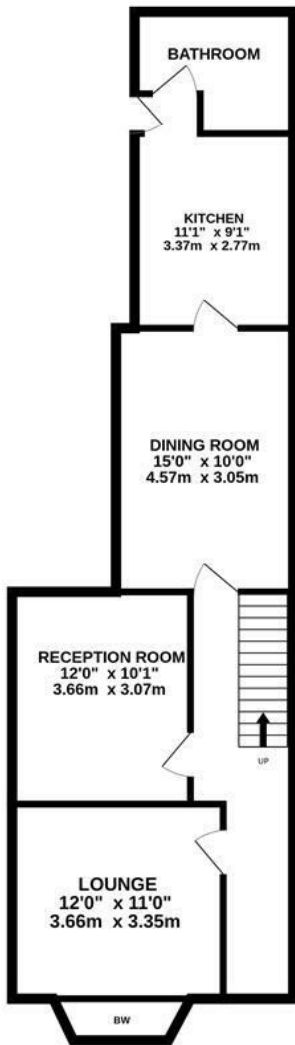
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

DISCLAIMER

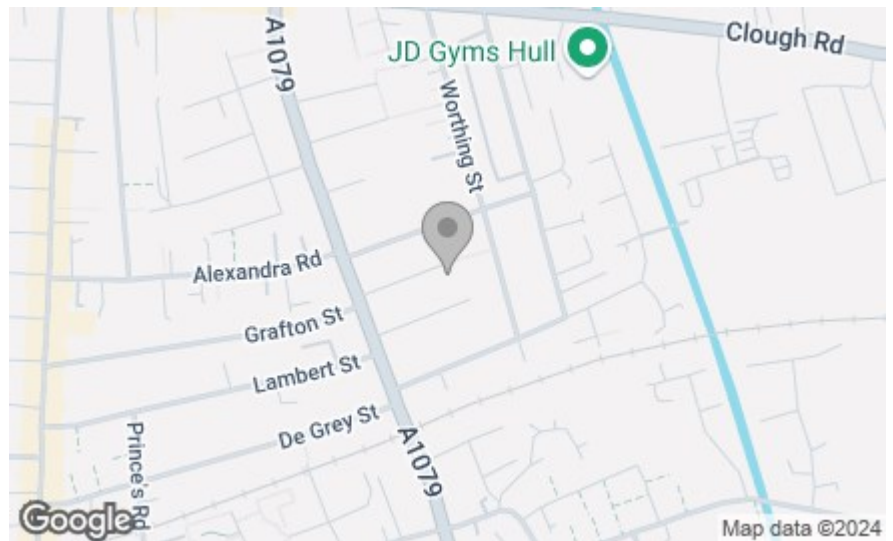
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

COUNCIL TAX

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



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	
(82 plus) A	
(81-81) 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	
(82 plus) A	
(81-81) 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