



SYMONDS + GREENHAM

Estate and Letting Agents



158 Buckingham Street, Hull, HU8 8TL

£200,000

OUTSTANDING INVESTMENT OPPORTUNITY - ACHIEVING £18,600 PER ANNUM - FULLY TENANTED - 9.3% YIELD

Nestled in the heart of Buckingham Street, Hull, this charming property presents a unique opportunity for those seeking an investment in the bustling city. Boasting a total of 4 bedrooms and 3 bathrooms, this property is not your average find. What sets this property apart is its configuration, comprising two one-bedroom flats and a two-bedroom house all under one title. Currently, this property serves as a lucrative investment, generating an impressive £18,600 annually in rent. Convenience is key with this property, as it is conveniently located close to various amenities, making daily errands a breeze for both tenants and owners alike. Upon stepping inside, you'll find all the flats fully tenanted, each offering a comfortable living space with open-plan lounge/diner/kitchens, a bedroom, and a bathroom. The two-bedroom house is equally inviting, featuring an open-plan layout downstairs with a lounge/diner/kitchen, while upstairs houses two bedrooms and a bathroom. In conclusion, this property on Buckingham Street is not just a place to call home but a smart investment opportunity that promises both comfort and financial gain. Don't miss out on the chance to own a piece of this thriving neighbourhood in Hull.

DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

LOUNGE/KITCHEN

14'0 x 10'0 max (4.27m x 3.05m max)

A brilliant through space.

BEDROOM

13'1 x 12'0 max (3.99m x 3.66m max)

A well sized double bedroom with additional space to the side.

BATHROOM

16'0 x 7'1 max (4.88m x 2.16m max)

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

FIRST FLOOR

LOUNGE/KITCHEN

A brilliant through space.

BEDROOM 1

12'0 x 9'03 max (3.66m x 2.82m max)

A good size double bedroom.

BATHROOM

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

HOUSE TO THE REAR

LOUNGE/KITCHEN

26'0 x 20'0 max (7.92m x 6.10m max)

A fantastic open plan lounge/kitchen/diner.

BEDROOM 1

15'0 x 9 max (4.57m x 2.74m max)

A brilliant main bedroom.

BEDROOM 2

10'0 x 7'0 max (3.05m x 2.13m max)

Another excellent bedroom.

BATHROOM

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

OUTSIDE

CENTRAL HEATING

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

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

COUNCIL TAX

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

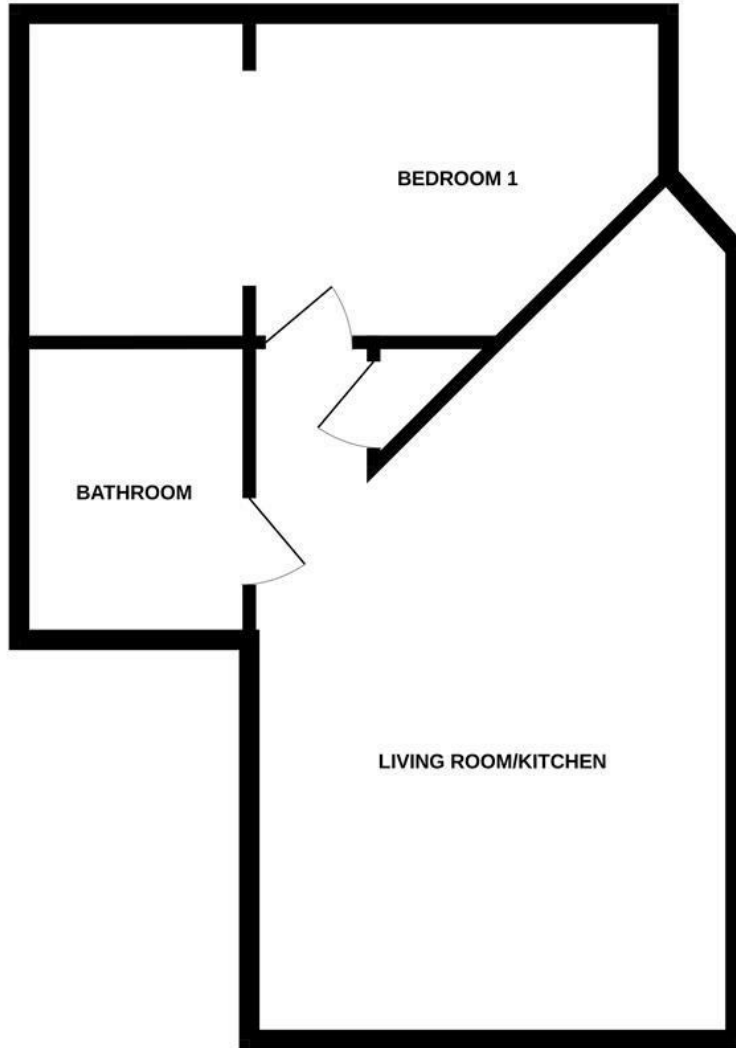
VIEWINGS

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

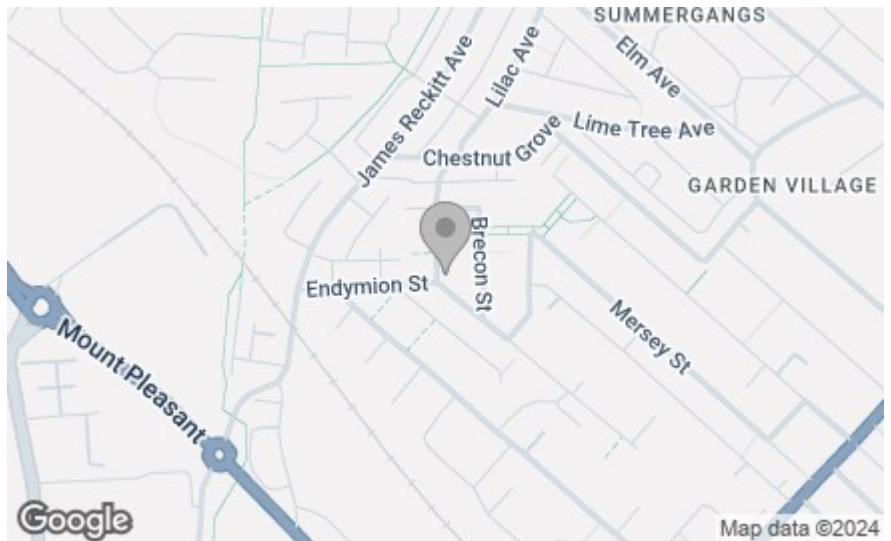
DISCLAIMER

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.

GROUND FLOOR



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			
(02 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		