



King Street
Cottingham

Guide Price £70,000 – £80,000

WIGWAM

King Street

Cottingham

- Ideal for investors
- Gross yield 11.14%
- Large duplex flat
- Leasehold
- Central location
- 2 bedrooms

This duplex flat is now available for sale with tenants in situ, making it a perfect, ready-made investment opportunity. Situated in the highly sought-after village of Cottingham, it benefits from a prime and desirable location.

The property briefly offers an entrance hall, a well-appointed kitchen, and a spacious lounge/diner on the ground floor. Upstairs, you will find two comfortable double bedrooms and a modern bathroom.

This is a fantastic opportunity for any investor looking for a property with immediate rental income in a popular area.

Contact us today to find out more!

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Entrance Hall

With laminate flooring, double glazed window, radiators, stairs leading to the first floor, doors leading to the living room and kitchen.

Kitchen

With vinyl flooring, laminate work surfaces, double oven, radiator, hob, extractor hood, sink/drainage and double glazed window.

Lounge/Diner

With carpet & laminate flooring, double glazed windows, radiators and breakfast bar.

Bedroom 1

With laminate flooring, radiator and double glazed windows.

Bedroom 2

With laminate flooring, double glazed window and radiator.

Bathroom

With vinyl flooring, shower cubicle, towel radiator, wash hand pedestal basin, WC and double glazed window.

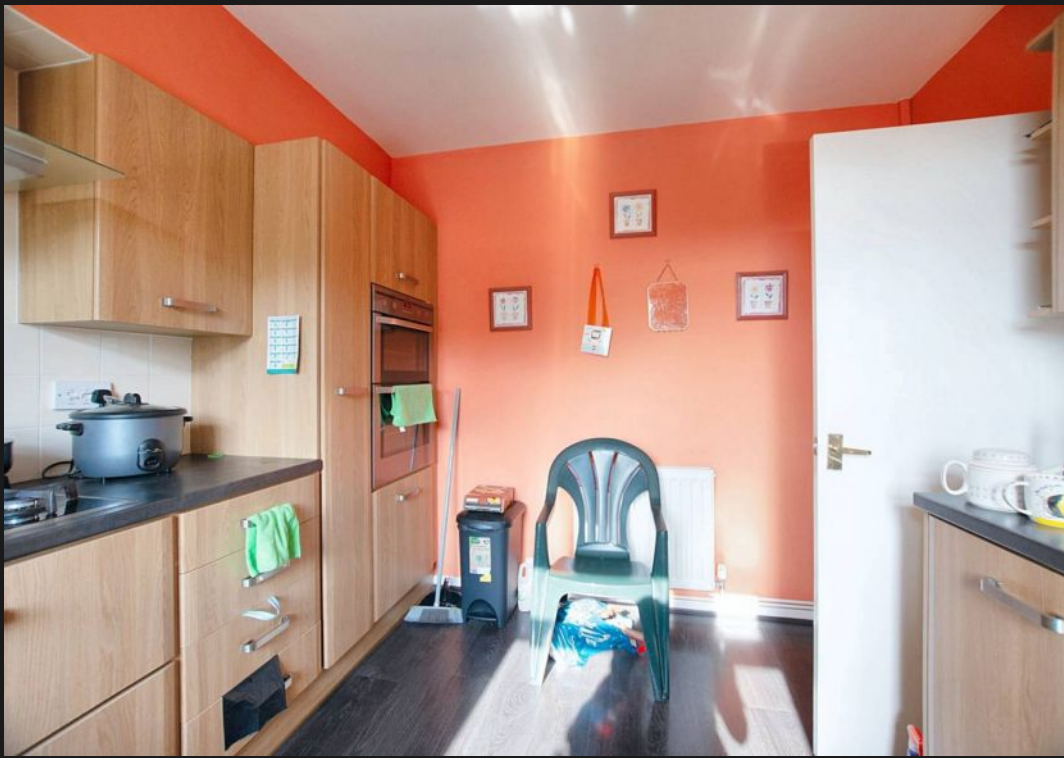
Lease Details

65 years left on the lease

Service charge - £1152.93 per annum

Ground rent - £600 per annum





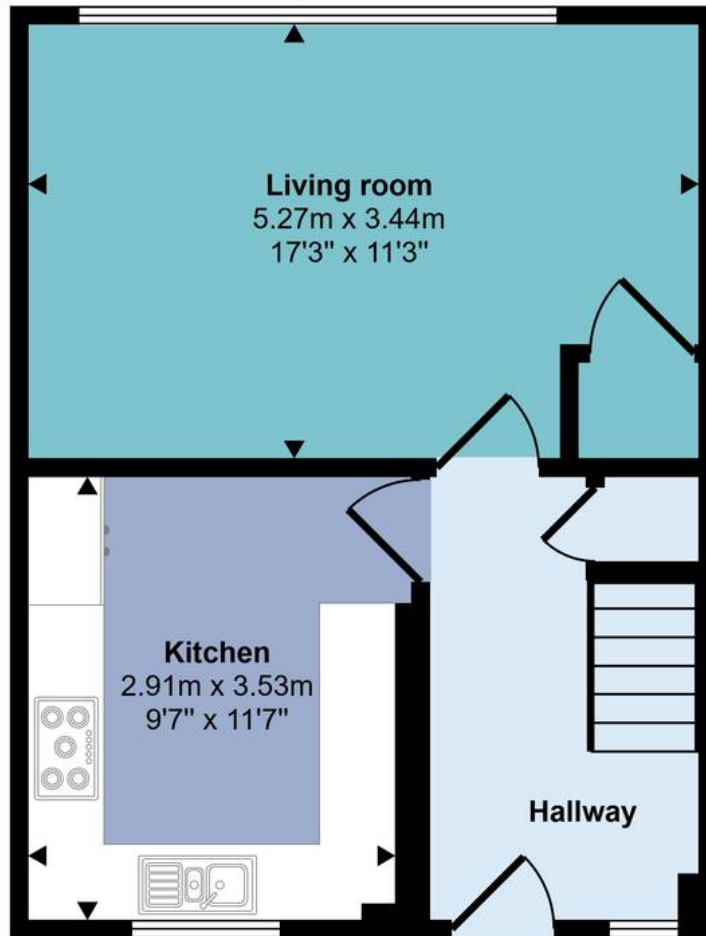


Wigwam

Block A, Unit 7B, Flemingate, Beverley - HU17 0NQ

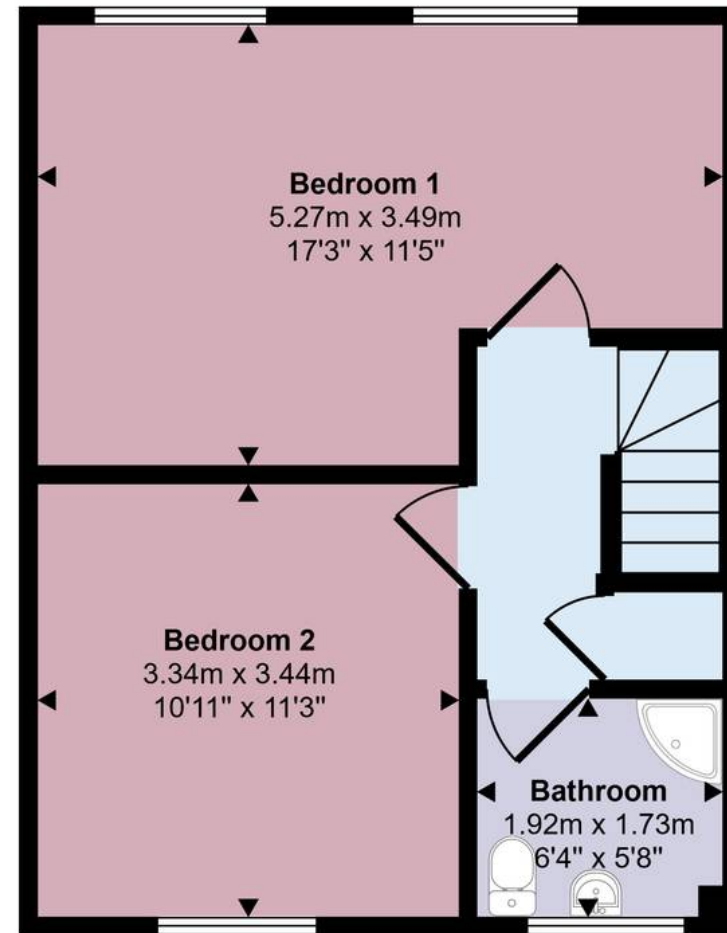
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Approx Gross Internal Area
76 sq m / 813 sq ft



Ground Floor

Approx 38 sq m / 406 sq ft



First Floor

Approx 38 sq m / 407 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.