



111 Sharp Street

Hull

HU5 2AE

£115,000

This is an ideal opportunity for the investor to purchase this 3 Bedroom middle terraced house which is offered subject to existing tenancy currently achieving £715pcm. The property which benefits from gas central heating and uPVC double glazing, briefly comprises Open Porch, Entrance Hall, 2 Reception Rooms, fitted Kitchen with oven and hob, Lobby to Bathroom/WC and on the first floor, 3 Bedrooms. Outside there is a good-size long rear garden. Situated in this popular and convenient location.



Property Features

- Middle Terraced House
- 3 Bedrooms
- 2 Reception Rooms
- Gas Central Heating/uPVC Double Glazing
- Good Investment Opportunity
- Long Rear Garden
- Currently Rented At £650pcm On Periodic Tenancy
- Popular Location

Full Description

LOCATION

The property is situated just off Newland Avenue therefore close to local amenities including shops, bars, bistros, restaurants, schools and easy access to Hull city centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

OPEN PORCH

ENTRANCE HALL

With a uPVC double glazed entry door with overhead window, dado rail, single central heating radiator, staircase leading to the first floor.

LOUNGE

10' 8" x 10' 5" (3.25m x 3.18m)

With uPVC double glazed window which overlooks the front, single central heating radiator, cornice to the ceiling.

2ND RECEPTION ROOM

12' 7" x 11' 2" (3.84m x 3.4m)

Measured into recess. With uPVC double glazed window which overlooks the rear, single central heating radiator, built-in cupboard to recess, understairs storage cupboard, TV point.

KITCHEN

7' 11" x 7' 3" (2.41m x 2.21m)

With a stainless steel sink and drainer with mixer tap, fitted base and wall-mounted units with worktop surface areas with tiled areas, built-in under-oven, four ring gas hob, extractor/cooker hood, uPVC double glazed window which overlooks the side, extractor, plumbing for automatic washing machine.

LOBBY

With half uPVC double glazed entry door which leads to the rear.

BATHROOM

8' 0" x 5' 11" (2.44m x 1.8m)

With a panelled bath having handle grips and separate shower over, pedestal wash hand basin, low level WC, tiled areas, wall-mounted boiler serving central heating and hot water, uPVC obscured double glazed window which overlooks the side, single central heating radiator.

FIRST FLOOR

LANDING

With access to roof void area.

BEDROOM 1



Full Description

14' 0" x 10' 4" (4.27m x 3.15m)

Measured into recess. With uPVC double glazed window which overlooks the front, single central heating radiator, TV point, built-in cupboard.

BEDROOM 2

12' 3" x 9' 2" (3.73m x 2.79m)

With a uPVC double glazed window which overlooks the rear, single central heating radiator, built-in cupboard.

BEDROOM 3

7' 11" x 6' 11" (2.41m x 2.11m)

With uPVC double glazed window which overlooks the rear, single central heating radiator.

OUTSIDE

To the rear of the property there is a good-size long garden, mainly gravelled with fencing and brick-walling on the perimeters.

TENURE

We believe the tenure of this property to be Freehold (to be confirmed by the vendor's solicitors).

VIEWING

TO VIEW, PLEASE CALL OUR NEWLAND AVENUE
OFFICE ON 01482 472900.

ALL MEASUREMENTS ARE APPROXIMATE AND FOR
GUIDANCE ONLY

The mention of any appliances and/or services within these particulars does not imply they are in full and efficient working order.

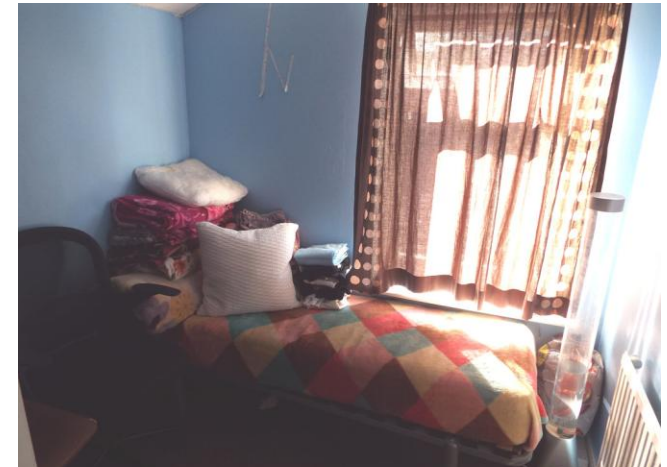
Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if travelling some distance to view the property.

Neil Kaye Estate Agents for themselves and the vendors or lessors of this property whose agents they are, given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.

NONE OF THE STATEMENTS CONTAINED IN THESE
PARTICULARS AS TO THIS PROPERTY ARE TO BE RELIED
UPON AS STATEMENTS OR REPRESENTATIONS OF FACT

Monday to Friday 9am to 5pm

Saturday 10am to 1pm.





DRAFT FLOOR PLAN - AWAITING VENDOR'S APPROVAL

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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