



15 Brooklyn Street

off Beverley Road, Hull

HU5 1NB

£127,500

NO CHAIN INVOLVED. This is an ideal opportunity to purchase a generously proportioned 4 Bedroom middle house benefiting from gas central heating and UPVC double glazing. The property has previous use as a small House of Multiple Occupancy and an application for the Certificate of Lawful Use is currently with the Council being processed. Briefly the accommodation comprises Open Porch, Entrance Hall, Communal Lounge, Letting Room 1, fitted Dining Kitchen with lobby/WC (off) and on the first floor, 3 further, generous-size Bedrooms and Bathroom/WC. Outside there is a forecourt and small rear garden. Potential yearly income of £20,540 per annum gross if all four rooms are let out on a 12 month basis.



Property Features

- Middle Terraced HMO
- Small Rear Garden
- 4 Lettings Room
- Potential Yearly Income of £20,540 Gross
- Gas Central Heating/uPVC Double Glazing
- Generously Proportioned
- COLU Currently Being Applied For
- No Chain Involved

Full Description

LOCATION

The property which is situated off Beverley Road, is conveniently placed for local amenities including shops, public transport, schools and for Hull University and also good travelling distance for Hull city centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

OPEN PORCH

ENTRANCE HALL

With an entry door, understairs storage cupboard, dado rail, single central heating radiator, staircase to first floor and cornice to the ceiling.

COMMUNAL LOUNGE

15' 4" x 11' 9" (4.67m x 3.58m)

Measured into bay and recess. uPVC double glazed bay window which overlooks the front, TV point, cornice and rose to the ceiling and double central heating radiator.

LETTING ROOM 1

12' 6" x 9' 8" (3.81m x 2.95m)

With uPVC double glazed window which overlooks the rear, single central heating radiator, picture rail, cornice to the ceiling, laminate flooring, double central heating radiator and rose to the ceiling.

FITTED DINING KITCHEN

19' 5" x 10' 6" (5.92m x 3.2m)

With a range of fitted base and wall mounted units with worktop surface areas and tiled surrounds, stainless steel single sink and drainer, wall-mounted boiler serving central heating and hot water, uPVC double glazed windows which overlook the side and rear of the property, four ring gas hob, extractor/cooker hood and door leading to the rear garden.

SMALL LOBBY AND WC (OFF)

With uPVC obscured double glazed windows overlooking the side and rear of the property, low level WC and pedestal wash hand basin.

FIRST FLOOR

LANDING

LETTING ROOM 2

16' 4" x 12' 11" (4.98m x 3.94m)

With two uPVC double glazed windows which overlook the front, double central heating radiator and cornice to ceiling.



Full Description

LETTING ROOM 3

10' 4" x 12' 5" (3.15m x 3.78m)

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

LETTING ROOM 4

10' 3" x 12' 8" (3.12m x 3.86m)

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

BATHROOM

6' 11" x 6' 4" (2.11m x 1.93m)

With panelled bath having separate shower over, pedestal wash hand basin. low level WC, uPVC double glazed obscured window which overlooks the side, fully-tiled walls, extractor and single central heating radiator

OUTSIDE

To the front of the property there is a forecourt area and to the rear there is a garden area with fencing 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	66 D	
39-54	E		
21-38	F		
1-20	G		

79 Newland Avenue
Hull
East Yorkshire
HU5 2AL

www.neilkayes.co.uk
info@neilkayes.co.uk
01482 472900

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements