



Vermont Street, Hull HU5 1NG

Welcome to

Vermont Street, Hull

Introducing this prime 5-bedroom end-terraced HMO, fully let and generating an impressive £22,800 per year with an outstanding 11.4% yield. Don't miss out on this income-generating gem in a sought-after location.



Entrance Hall

Double glazed entrance door to the front, understairs cupboard, spotlights and a radiator.

Kitchen/ Lounge

35' 3" max x 12' into bay (10.74m max x 3.66m into bay)
Fitted kitchen with a range of wall and base units, 4 ring gas hob with hood over, cooker point, stainless steel sink, plumbing for an automatic washing machine, spotlights, two radiators, double glazed door to the front, double glazed window to the rear, two double glazed windows to the side and double glazed bay window to the side.

Bedroom 1

15' into bay x 12' 6" max (4.57m into bay x 3.81m max)
Double glazed window to the front and a radiator.

Bedroom 2

12' 1" x 10' 6" max (3.68m x 3.20m max)
Double glazed window to the rear, decorative ceiling rose, coving to the ceiling and a radiator.

Landing

Split level landing with access to the loft.

Bedroom 3

12' 5" x 8' 3" (3.78m x 2.51m)
Double glazed window to the front and a radiator.

Bedroom 4

12' 3" x 9' 8" (3.73m x 2.95m)
Double glazed window to the front and a radiator.

Bathroom

Bathroom with panelled bath and shower over, low level W/C, pedestal wash hand basin, towel style radiator, boiler, spotlights, storage cupboard and double glazed window to the rear.

Bedroom 5

12' 1" max x 12' 3" max (3.68m max x 3.73m max)
Double glazed window to the rear and a radiator.

Bathroom

Bathroom with panelled bath and shower over, low level W/C, pedestal wash hand basin, towel style radiator, spotlights and double glazed window to the side.

Front Garden

Concrete front yard with wall surround.

Rear Garden

Rear concrete yard with gravelled area and fence surround.



view this property online williamhbrown.co.uk/Property/NEA118842



Welcome to

Vermont Street, Hull

- 5 Bedroom End Terraced HMO Property
- Fully Let HMO
- £22,800 Yearly Income
- 11.4% Yield
- Close To University Of Hull

Tenure: Freehold EPC Rating: D

offers in the region of

£170,000

Directions to this property:

See below map for property location, for further information please contact the Residential Sales Team on 01482 447748.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NEA118842



Property Ref:
NEA118842 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01482 447748



NewlandAvenue@williamhbrown.co.uk



82 Newland Avenue, HULL, East Yorkshire, HU5 3AB



williamhbrown.co.uk