









Welcome to

Suffolk Street, Hull

William H. Brown are delighted to market this 4 bedroom HMO investment opportunity! The property is fully let and achieving an annual income of £20,800 and a yield of 13.8%!

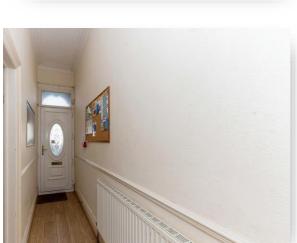












Entrance Hall

Double glazed entrance door to the front and a radiator.

Lounge

13' 11" $\max x$ 12' 7" $\max (4.24 \text{m max } x$ 3.84m $\max)$ Double glazed bay window to the front and a radiator.

Bedroom 3

12' 2" x 10' 10" max (3.71m x 3.30m max) Double glazed window to the rear and a radiator.

Kitchen/ Diner

22' 6" max x 10' 1" (6.86m max x 3.07m)
Fitted kitchen with a range of wall and base units, 4 ring gas hob with hood over, plumbing for an automatic washing machine, boiler, two radiators, tiled floors, two double glazed windows to the side, double glazed window to the rear and double glazed door to the side.

Landing

Split level landing with access to the loft.

Bedroom 1

11' 3" x 16' 6" max (3.43m x 5.03m max) Two double glazed windows to the front and a radiator.

Bedroom 2

12' 2" x 10' 9" max (3.71m x 3.28m max) Double glazed window to the rear, recess storage and a radiator.

Bedroom 4

11' 5" max x 10' 2" max (3.48m max x 3.10m max) Double glazed window to the rear and a radiator.

Bathroom

Bathroom with corner shower, pedestal wash hand basin, low level W/C, radiator, extractor fan, tiled walls, tiled floor and double glazed window to the side.

Front Garden

Low maintenance yard with fence surround.

Rear Garden

Concrete yard with fence surround.





Welcome to

Suffolk Street, Hull

- 4 Bedroom Mid Terraced Property
- H.M.O (House Of Multiple Occupation)
- Fully Let And Managed
- Gross Income Of £20,800
- Gross Yield Of 13.8%

Tenure: Freehold EPC Rating: C

Directions to this property:

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

£150,000









view this property online williamhbrown.co.uk/Property/NEA119472



Property Ref: NEA119472 - 0007 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.





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