

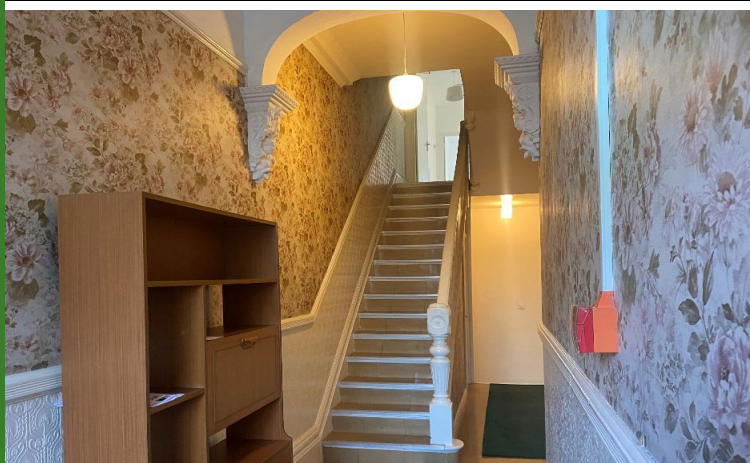
## 4 x 1 Bedroom Flats

Hymers Avenue, Hull, HU3 1LJ

£299,950



- ATTENTION INVESTORS!
- 4 X 1 BEDROOM SELF-CONTAINED FLATS
- FANTASTIC BUSINESS OPPORTUNITY
- PERFECT LOCATION
- DOUBLE GLAZING
- GAS CENTRAL HEATING SYSTEMS





## 4 Bedroom Flats

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### ATTENTION INVESTORS!

This handsome property is converted to 4 smart self-contained flats - 2 with tenants in situ and 2 with vacant possession.

There is great potential following cosmetic upgrading to significantly uplift the rental income thus creating a lucrative business opportunity.

The internal accommodation is arranged to 2 floors with 4 self-contained flats which are all well presented throughout.

Each flat has a lounge, fitted kitchen, double bedroom and a bathroom with a 3 piece suite.

Outside to the rear is a good sized low maintenance garden with a patio seating area and courtyard. The garden maybe accessed via high level gates to create off-road parking if required.

Additionally, this desirable investment property further benefits from double glazing and gas central heating systems.

Internal viewing is not only highly recommended but essential in order to appreciate the size, standard and potential for investment purposes.

## Location

This is a great opportunity to acquire an investment property which is perfectly located on Hymers Avenue overlooking the prestigious Hymers College and grounds.

Hymers Avenue is ever popular and perfect for renters due to the close and convenient proximity for all amenities.

There are busy local shopping centres close by however, for a more extensive shopping experience Hull city centre is just minutes away from the property. There are regular public transport connections in and out of the city via the road and rail links from the Paragon interchange within the city centre.

Reputable schools, colleges & academies and the University of Hull are all easily accessed from the property. The Hull Royal Infirmary is just around the corner along Anlaby Road.

For those wishing to spend quality time with family and friends Princes Avenue is well known for it's busy, vibrant multi-cultural cafe bars and restaurants which are all within walking distance from the property.

## Property Description

### Ground Floor

**Entrance** - Front entrance door with stained glass and leaded side screen windows leading through to the entrance hall.

Understairs meter/storage cupboard.

Arched corbels.

Dado rail.

Spindle staircase off to the first floor.

**Flat 1 - Entrance** - Private entrance hall/cloaks area.  
Radiator.

**Flat 1 - Lounge** - 17' 6" x 14' 1" (5.34m x 4.3m) Extremes to extremes.

Double glazed bay window with aspect over the front garden area.

Radiators.

High level picture rail.

Cornice.

**Flat 1 - Kitchen** - 14' 8" x 6' 7" (4.48m x 2.01m) Extremes to extremes.

Double glazed opaque rear entrance door with double glazed side screen windows providing views out to the rear garden area.

Range of base and wall mounted units. Built-in single



drainer sink unit with contrasting tiled surround.  
Floor standing boiler.  
Radiator.

**Flat 1 - Bathroom** - 3 piece suite comprising of a panel bath, pedestal wash-hand basin and low flush W.C.  
Electric shower over the bath and fixed shower screen.  
Contrasting tiled splash back surround.  
Extractor fan.  
Radiator.

**Rear Entrance Lobby** - Double glazed front entrance door leading out to the side elevation.  
Fitted Belfast style sink.

**Flat 2 - Entrance** - Entrance hall/cloaks area.  
Radiator.

**Flat 2 - Lounge** - 12' 0" x 9' 4" (3.68m x 2.87m) Extremes to extremes.  
Double glazed window with aspect over the rear courtyard area.  
Radiator.

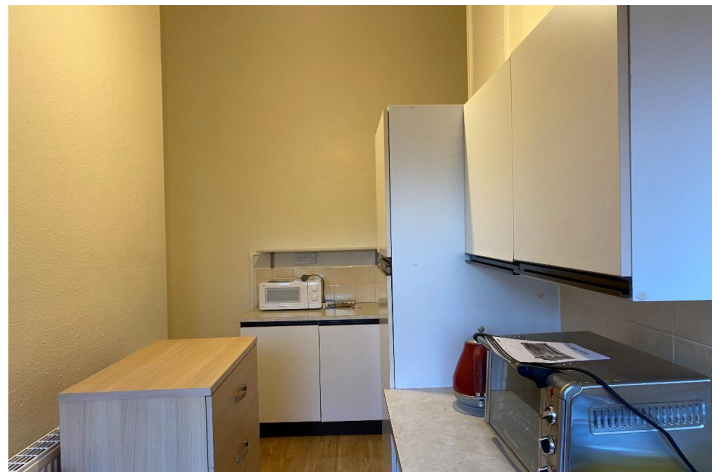
**Flat 2 - Inner Hall** - Leading through from the Lounge and through to the Kitchen.

**Flat 2 - Kitchen** - 10' 11" x 7' 11" (3.35m x 2.42m)  
Extremes to extremes.  
Double glazed window with aspect over the rear garden area.  
Range of base, drawer and wall mounted units. Built-in single drainer sink unit with tiled splash back surround.  
Gas cooker  
Space for upright fridge/freezer.  
Floor standing gas central heating boiler and hot water heater.  
Double glazed rear entrance door.  
Radiator.

**Flat 2 - Bedroom One** - 9' 11" x 8' 8" (3.04m x 2.66m)  
Extremes to extremes.  
Double glazed window with aspect over the rear courtyard area.  
Radiator.

**Flat 2 - Bathroom** - 3 piece suite comprising of a panel bath, pedestal wash-hand basin and low flush W.C.  
Double glazed opaque window.  
Radiator.  
Extractor fan.

## First Floor



**Flat 3 - Entrance** - Private entrance hall with loft hatch through to the roof void.  
Radiator.

**Flat 3 - Lounge** - *12' 1" x 11' 2" (3.69m x 3.42m)* Extremes to extremes plus door access.  
Double glazed window with aspect over the rear courtyard area.  
Radiator.

**Flat 3 - Kitchen** - *11' 0" x 7' 10" (3.36m x 2.41m)* Extremes to extremes.  
Double glazed window with aspect over the rear garden area.  
Range of fitted base and wall mounted units. Built-in single drainer sink unit with a tiled splash back surround  
Radiator.  
Wall mounted gas central heating boiler.

**Flat 3 - Bedroom One** - *12' 0" x 8' 3" (3.68m x 2.53m)* Extremes to extremes.  
Double glazed window with aspect over the rear courtyard area.  
Radiator.

**Flat 3 - Bathroom** - 3 piece suite comprising of a panel bath, pedestal wash hand basin and low flush W.C. with partial tiling to the walls.  
Double glazed opaque window.  
Radiator.

**Flat 4 - Entrance** - Private entrance door through to an entrance hall with a cloaks area.  
Radiator.

**Flat 4 - Lounge** - *17' 6" x 14' 0" (5.35m x 4.27m)* Extremes to extremes.  
Double glazed deep bay window with aspect over the front garden area.  
Radiator.  
High level picture rail.

**Flat 4 - Kitchen** - *10' 9" x 6' 10" (3.28m x 2.11m)* Extremes to extremes.  
Double glazed windows with aspect over the front garden area.  
Range of fitted base and wall mounted units with a laminate work surface. Built-in single drainer sink unit with a tiled splash back surround.  
Cupboard housing the boiler and over-head water tank.  
Radiator.  
High level picture rail.  
Cornice.

**Flat 4 - Bathroom** - 2 piece suite comprising of a panel bath and pedestal wash-hand basin.  
Radiator.  
Extractor fan.

**Flat 4 - W.C.** - Low flush W.C.  
Extractor fan.

**Flat 4 - Bedroom One** - *13' 11" x 9' 6" (4.26m x 2.92m)* Extremes to extremes plus recess.  
Double glazed window with aspect over the rear garden area.  
Built-in double robe.  
Radiator.

## Exterior

**Rear Garden** - Laid with fine stone gravelling for ease of maintenance with a high level rear entrance gate.

There is also gated access from Spring Bank.

Gardeners shed inset.

The garden is enclosed with a high level timber and trellis perimeter fence.

Covered shared access which extends through to Hymers Avenue.

Council tax band: A

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		

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