

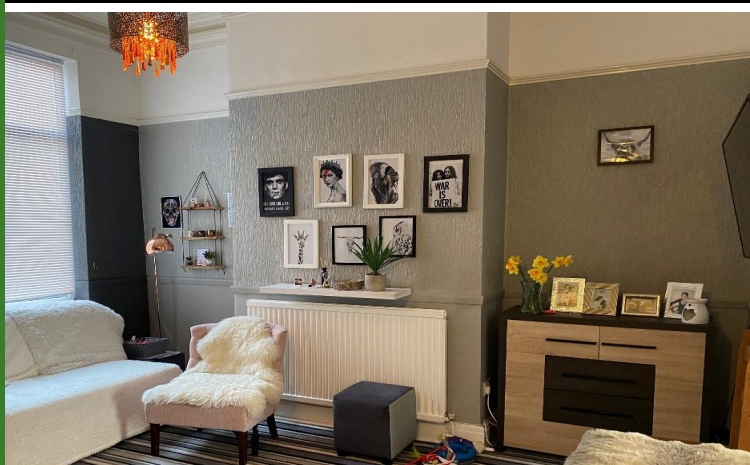
Flats

Peel Street, Hull, HU3 1QR

£140,000



- SUPERB INVESTMENT OPPORTUNITY!
- 2 FLATS - 1X1 BEDROOM & 1X3 BEDROOMS
- SPACIOUS ACCOMMODATION
- ORIGINAL FEATURES
- GAS CENTRAL HEATING SYSTEM
- MUST BE VIEWED!





Flats

£140,000

Peel Street, Hull, HU3 1QR

SUPERB INVESTMENT OPPORTUNITY!

A truly substantial period property where viewing is absolutely essential in order to appreciate the size and character of the property on offer. A deceptively spacious property which is arranged to 3 floors with many of the original features which have been retained however, modernisation has taken place in order to cater for modern day to day living.

Currently the property is in 2 flats which briefly comprises of a ground floor with a lounge, spacious double bedroom, good sized dining kitchen and bathroom. To the first floor is a lounge, fitted kitchen, bathroom & bedroom and to the second floor there are 2 further bedrooms.

Outside to the rear is a really good sized garden with outdoor patio/seating area. Additionally, both flats have separate utilities and gas central heating systems.

Can be sold with tenants in situ or vacant possession.

Must be viewed!

Location

The area is well known for its wealth of amenities including retail shopping parks nearby and the St Stephens shopping centre is within walking distance from the property.

The Paragon interchange provides good road and rail links in and out of the city centre. The Hull Royal Infirmary is also easily accessed from the property. Princes Avenue is only a short distance away with an excellent choice of cosmopolitan restaurants and cafe bars to choose from.



Property Description

Ground Floor

Communal Entrance - Communal entrance door leads through to a private entrance door with staircase off to the first floor.

Flat 1 - Entrance - Leading from the communal entrance to a private entrance hall.

Flat 1 - Bedroom - 13' 11" x 13' 5" (4.26m x 4.09m)

Extremes to extremes.

Double glazed window with aspect over the rear garden area.



Flat 1 - Inner Hall - Built in understairs storage cupboard.

Picture rail.

Cornice.

Radiator.



Flat 1 - Lounge - 16' 2" x 13' 8" (4.95m x 4.19m) Extremes to extremes.

Leading from the Inner hall..

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

Picture rail.

Cornice.

Radiator.

Laminate flooring.



Flat 1 - Dining Kitchen - 17' 5" x 10' 3" (5.31m x 3.14m)

Extremes to extremes.

Double glazed window with aspect over the rear courtyard area. Range of base, drawer and wall mounted units. Roll edge laminate work surface. Built in oven. Further work surface with hob and extractor fan over.

Tiled splash back surround.

Built in single drainer sink unit.

Wall mounted gas central heating boiler.
Partial paneling to the walls.
Radiator.
Ceramic tiled flooring.

Flat 1 - Bathroom - With a 3-piece suite comprising of a panel bath, pedestal wash hand basin and low flush W.C.

Contrasting tiled surround.
Double glazed opaque window.
Gainsborough shower over the bath.
Ceramic tiled flooring.
Radiator.



First Floor

Flat 2 - Entrance - Leading from the communal entrance to a private entrance door on the first floor.

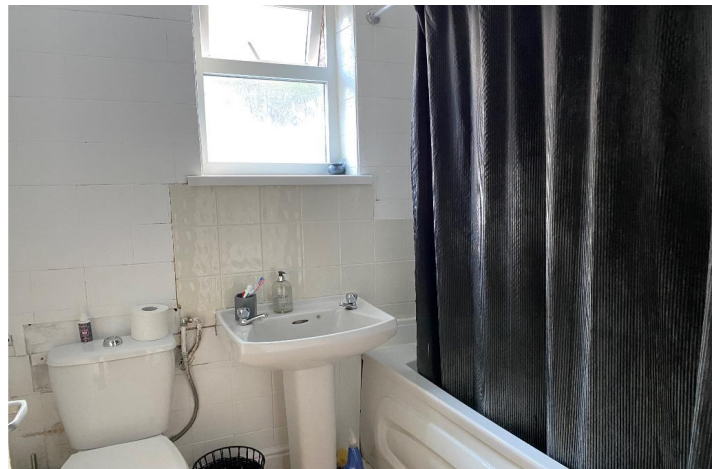
Flat 2 - Lounge - 17' 11" x 13' 11" (5.48m x 4.26m)

Extremes to extremes plus bay.
Multi-paned bay window with aspect over the front forecourt area and further sash window adjacent.
Built-in storage cupboard.
Cornice.
Radiators.
Laminate flooring.



Flat 2 - Bedroom One - 13' 11" x 9' 11" (4.26m x 3.04m)

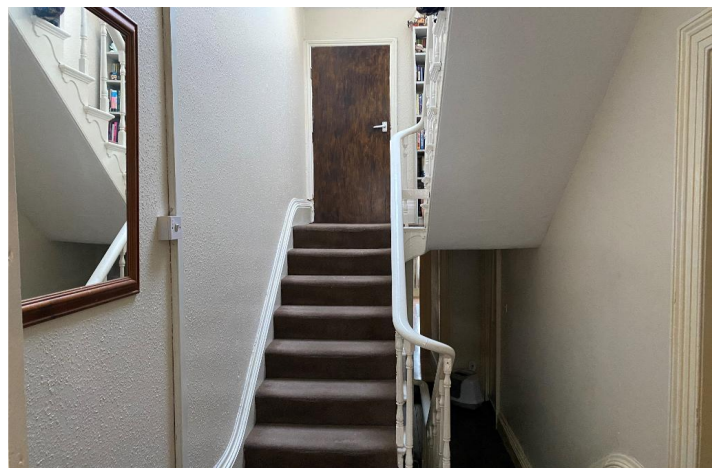
Extremes to extremes.
Double glazed window with aspect over the rear garden area.
Built-in storage cupboard and further built-in storage area.
Radiator.
Cornice.
Laminate flooring.



Flat 2 - Landing - Walk-in cupboard housing the gas central heating boiler.

Flat 2 - Kitchen - 13' 8" x 10' 5" (4.2m x 3.2m) Extremes to extremes.

Double glazed window with aspect over the rear garden area. Range of base, drawer and wall mounted units. Roll edge laminate work surface housing a single drainer sink unit. Further work surface housing hob and built in oven beneath.
Plumbing for automatic washing machine.
Radiator.
Tiled effect laminate flooring.



Flat 2 - Bathroom - With a 3-piece suite comprising of

a panel bath, pedestal wash hand basin and low flush W.C.
 Shower attachment over the bath.
 Tiled splash back surround.
 Double glazed opaque window.
 Tiled effect laminate flooring.
 Radiator.

Second Floor

Flat 2 - Landing - Fixed staircase from the main first floor landing.
 Built-in storage cupboard.
 Fitted skylight window.

Flat 2 - Bedroom Two - 16' 8" x 8' 8" (5.09m x 2.65m) Extremes plus recess to extremes.
 Sealed unit fitted skylight window.
 Storage space to the eaves.
 Radiator.
 Laminate flooring.

Flat 2 - Bedroom Three - 10' 4" x 8' 5" (3.17m x 2.59m) Extremes to extremes.
 Fitted skylight window.
 Storage space to the eaves.
 Radiator.

Council tax band: A

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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