



Grafton Street

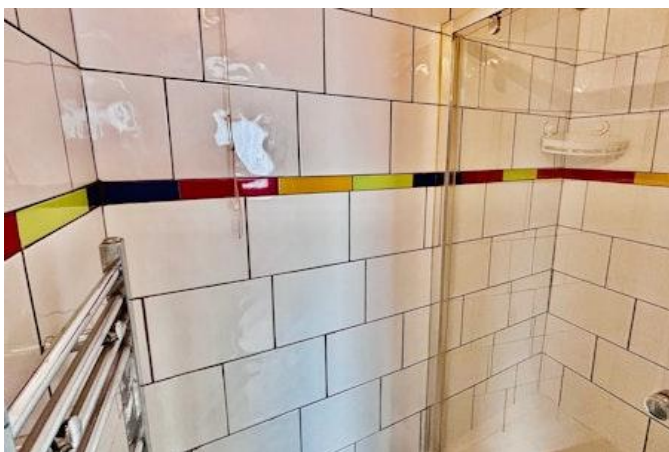
Guide price £160,000



Key Features

- Established licensed HMO investment
- Five-bedroom terraced house
- Four double and one single bedroom
- Two bathrooms plus separate WC
- Strong local rental demand area
- EPC Rating E





INVITING OFFERS IN THE REGION OF
£160,000 - £170,000

This five-bedroom terraced house in Hull is ****for sale**** and offers an appealing opportunity for ****investors****, currently arranged as an HMO. The property is in good condition overall, with some works required to bring it fully compliant, and benefits from a separate WC in addition to the two bathrooms.



Inside, there is one reception room featuring large windows, providing plenty of natural light, and one kitchen serving the household. The accommodation comprises one single bedroom and four double bedrooms, giving flexible options for letting arrangements. The home falls within Council Tax band A and has an EPC rating of E.



Located in a sought after area of Hull, the property enjoys access to public transport links, with regular bus services connecting to Hull city centre, the railway station and local amenities. From Hull Paragon Interchange, there are direct rail services to destinations such as Leeds, Sheffield, Manchester and York, making it practical for commuting or study.

The surrounding area offers nearby schools, making the location attractive to tenants in education or working locally. Residents can also take advantage of Hull's shops, cafes and services, along with green spaces and parks a short distance away for outdoor leisure.

Overall, this terraced house presents a promising investment opportunity in a popular part of Hull, with established local amenities and transport connections supporting strong rental demand.

Services

Mains gas, water, electricity and drainage are connected to the property.

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

Parking

Parking is available on-street only

Heating

The property has the benefit of a gas fired central heating system (not tested).

Freehold

The property is freehold.



Local Authority

Council Tax is payable to the Hull City Council. The property is shown in the Council Tax Property Bandings List in Valuation Band A

Agents Notes

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only.

Mortgages

We are pleased to work with 'Green & Green Mortgages', who provide Northwood clients with expert independent mortgage advice.

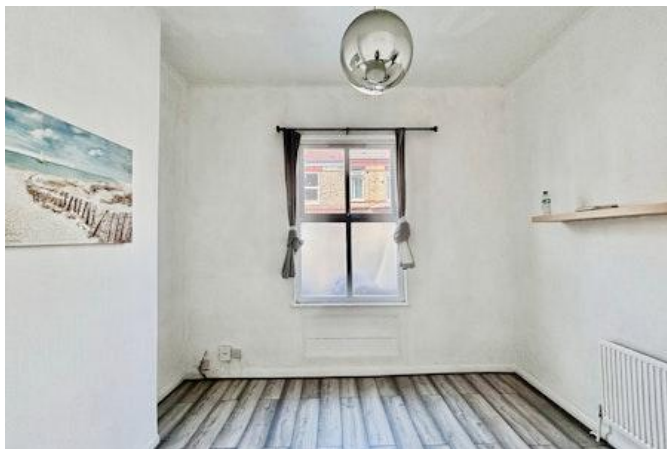
With access to thousands of mortgages, including exclusive deals that are not available on the high street, the team of agents provide award-winning advice that is tailored to your individual circumstances.

Green & Green Mortgages can help you to find the right mortgage product for you and help with your application every step of the way. We have a dedicated Mortgage advisor who can offer telephone appointments to discuss your individual needs at a time to suit you.

Note: Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Valuation/Appraisal

A market appraisal is a great way to start your property journey. You can find out what your property is worth with a virtual or face to face appointment in your home. If you're thinking of making a move, we would love to hear



from you. Call our sales team on 01482 444440 to book your free, no obligation market appraisal now!

Anti Money Laundering

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by iamproperty/Movebutler who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £25.00 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to iamproperty/movebutler, and is non-refundable.

We will receive some of the fee taken by iamproperty/movebutler to compensate for its role in the provision of these checks.

HMO Licensing

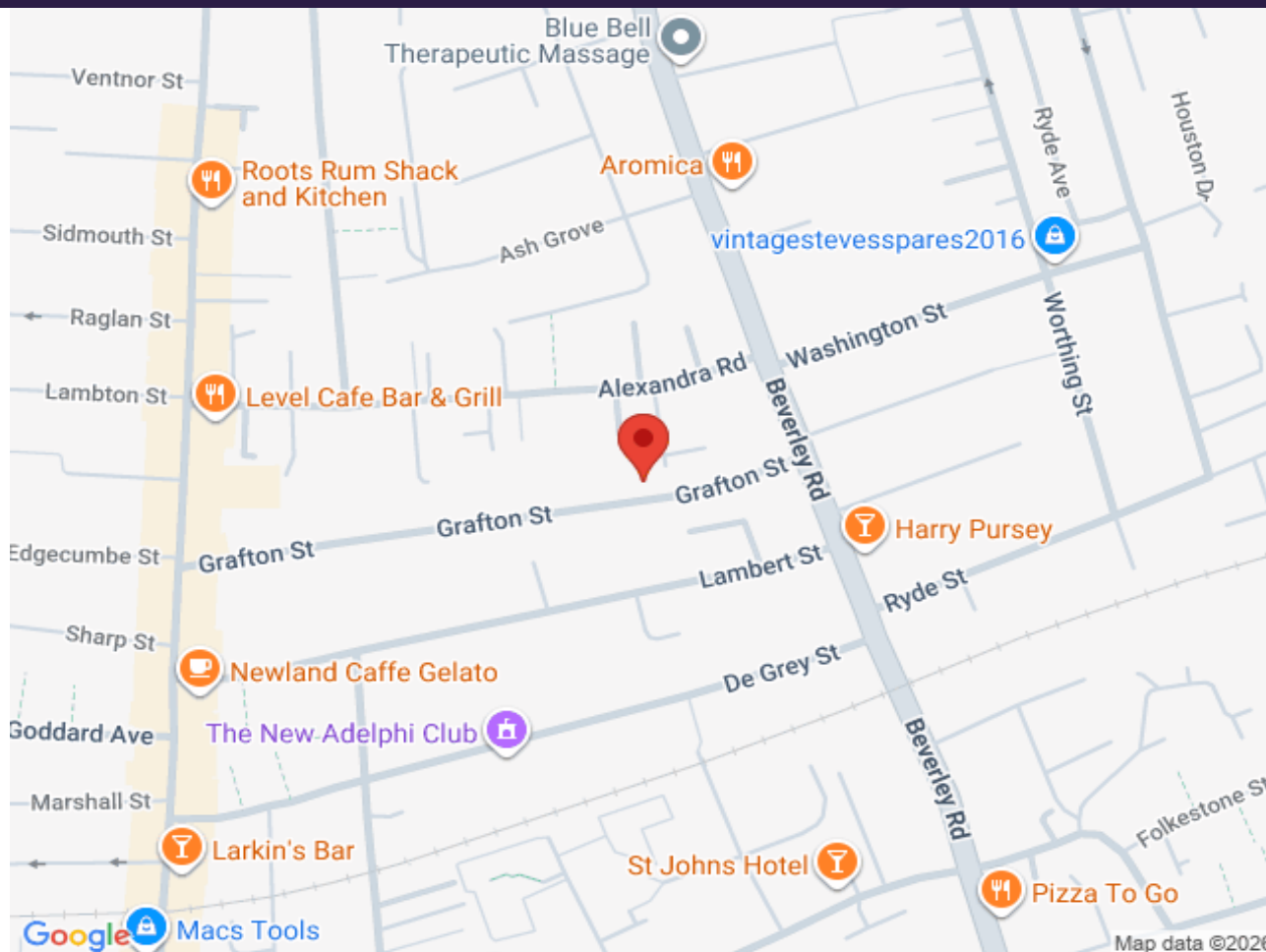
Please note that this property is licensed with Hull City Council, and adherence to strict rules and regulations is mandatory.





Total floor area: 119.9 sq.m. (1,290 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

 northwood