Whitakers
Estate Agents









20 Poplar Court, Hull, HU7 4YX

Asking Price £78,950

*****ATTENTION INVESTORS*****

THIS READY MADE INVESTMENT OPPORTUNITY WITH LONG TERM TENANT IN SITU IS CURRENTLY PRODUCING A GROSS YIELD OF 7.9% WITH POTENTIAL FOR FURTHER INCREASE!

This 2 bedroom ground floor apartment is currently producing £6300 per annum rental income with potential for further increase.

Well positioned just a short walk from Sutton Village and benefiting from excellent transport links around the city, this well presented apartment briefly comprises; private entrance porch, hallway, lounge, kitchen, 2 bedrooms and a bathroom together with uPVC double glazing and gas central heating.

Enjoying a peaceful cul-de-sac position and being a popular rental with retiree's and professionals alike, this represents an excellent first investment or addition to an existing portfolio and viewings are available via our Sutton office!

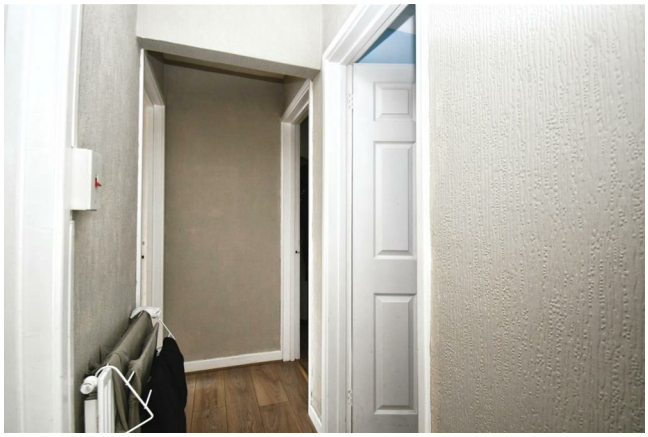
The Accommodation Comprises

Front Porch



uPVC entrance door into porch with uPVC door into....

Hallway



With laminate flooring and central heating radiator.

Lounge 15'6 max x 10' (4.72m max x 3.05m)



With uPVC window to front aspect, laminate flooring and central heating radiator.

Kitchen 7'9 x 6'10 (2.36m x 2.08m)



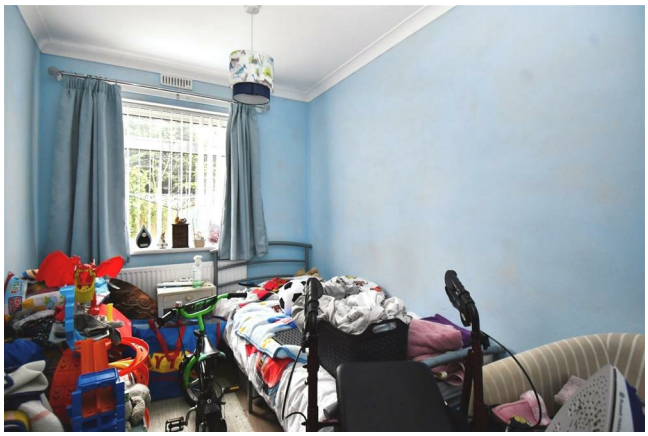
Fitted wall and base units with contrasting work surfaces and tiled splash backs. 4 ring gas hob with extractor over and electric fan oven below. Stainless steel sink/drainer, plumbing for automatic washing machine and uPVC window to front aspect.

Bedroom One 11'5 max x 10' (3.48m max x 3.05m)



Fitted wardrobes, laminate flooring, uPVC window to rear aspect and central heating radiator

Bedroom Two 10 x 6'10 (3.05m x 2.08m)



Laminate flooring, uPVC window to rear aspect and central heating radiator

Bathroom



Panel bath with electric shower over, low flush wc, hand wash basin, tiled walls and uPVC window to side aspect.

Outside
The property is set in communal gardens with a residents car park.

Tenure
The property is Leasehold. We understand the lease to be of 999 years from 1/1/1997 however this should be verified by the purchaser via vendors solicitors.

Council Tax
Council Tax band A
Kingston upon Hull City Council

EPC
EPC rating C

Additional Services:
Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes:
Services, fittings & equipment referred to in these sales particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Free Market Appraisals/Valuations
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Material Information:
Construction - We understand the properties to be of standard construction however purchasers should rely upon their own survey.
Conservation Area - No
Flood Risk - Very Low
Mobile Coverage/Signal - EE, Vodafone, Three, O2
Broadband - Basic 12 Mbps, Ultrafast 10000 Mbps,
Coastal Erosion - No
Coalfield or Mining Area - No
Planning - No

Offering on a property
In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50 - the fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Whitakers Estate Agent Declaration:
Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

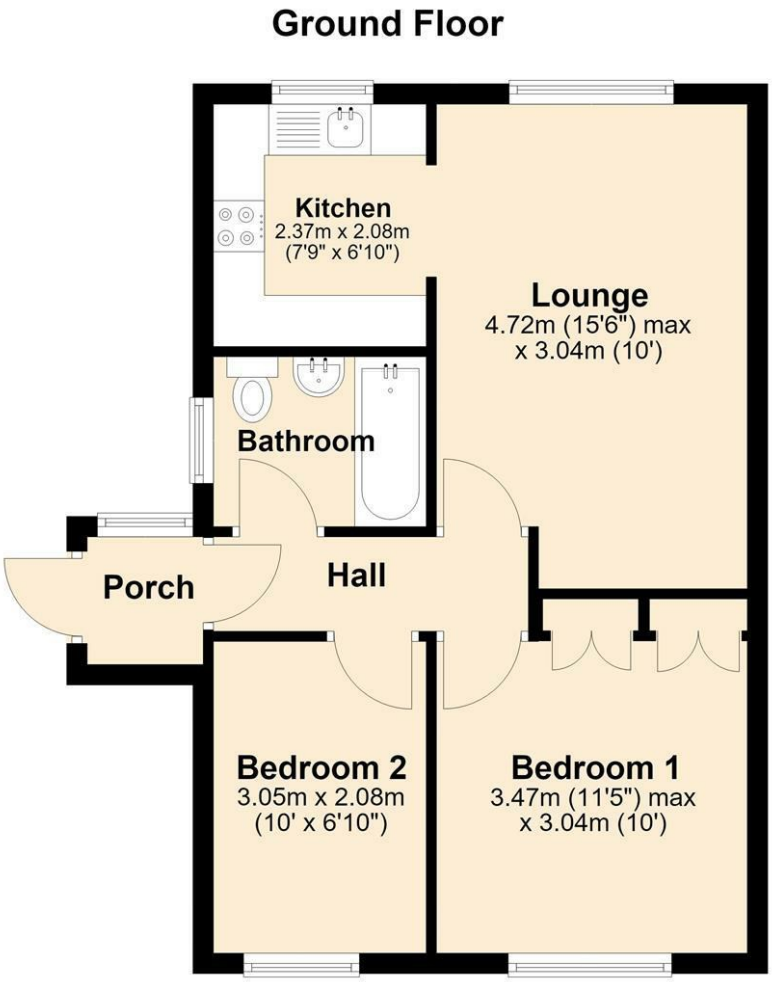
Photographs are intended to shown the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to

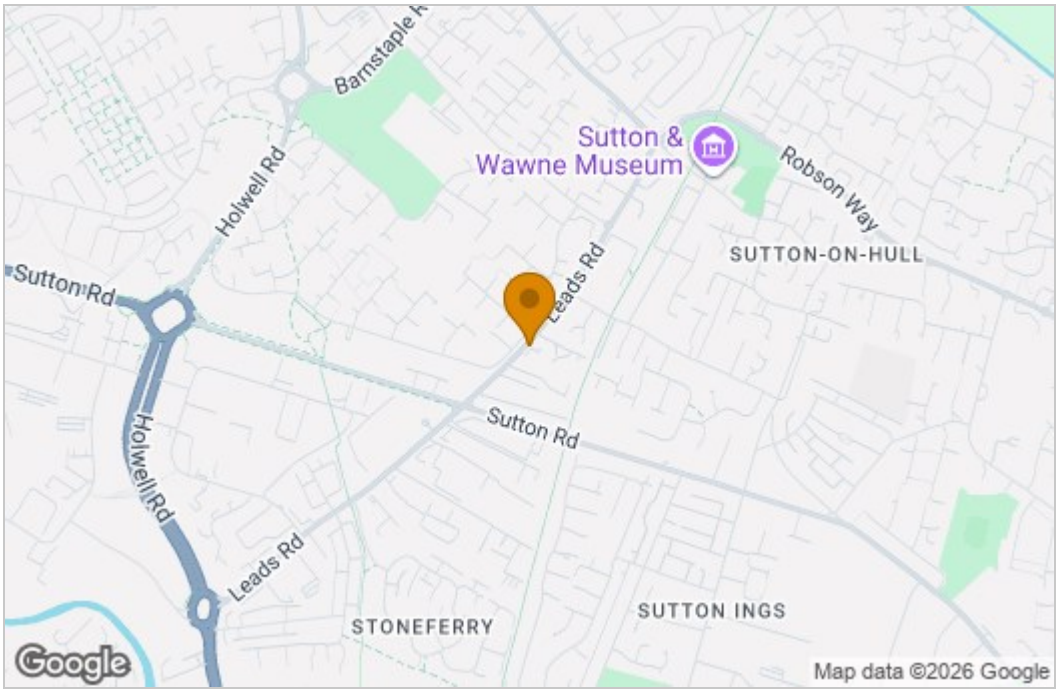
be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

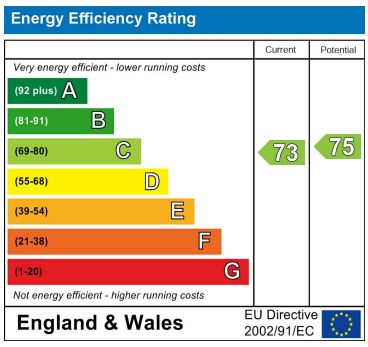
Floor Plan

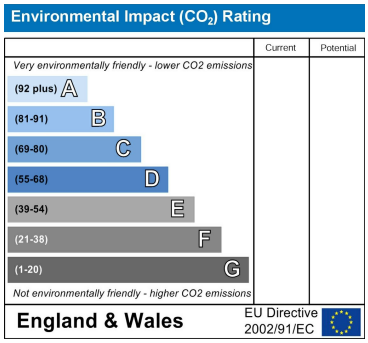


Area Map



Energy Efficiency Graph





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