



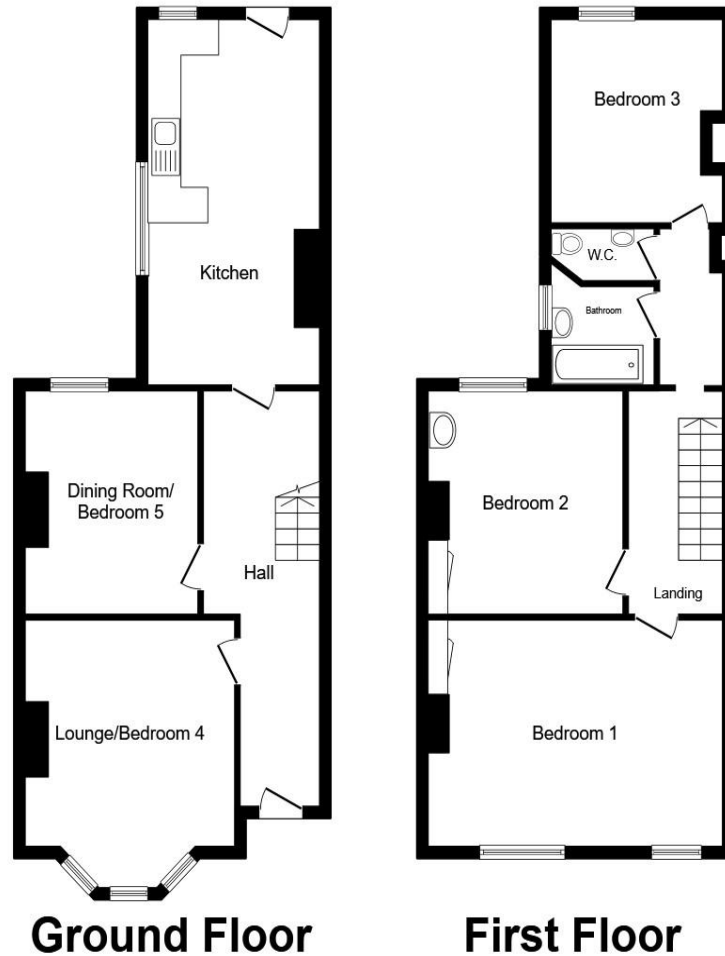
**Sherburn Street, Hull, HU9 2LB**

## Welcome to

### Sherburn Street, Hull

Deceptively spacious mid terrace HMO on Sherburn Street, Hull. Fully licensed and currently set up as a compliant HMO generating a strong rental income, the property offers flexible accommodation, a spacious kitchen with garden access, five bedrooms, bathroom, separate WC and rear garden.





**Entrance Hall**

**Lounge/Bedroom 4**

15' max x 12' 3" max ( 4.57m max x 3.73m max )

**Dining Room / Bedroom 5**

12' 2" max x 10' 1" max ( 3.71m max x 3.07m max )

**Kitchen**

22' 2" max x 10' max ( 6.76m max x 3.05m max )

**Landing**

**Bedroom 1**

17' 7" max x 12' 7" max ( 5.36m max x 3.84m max )

**Bedroom 2**

12' 5" max x 11' 7" max ( 3.78m max x 3.53m max )

**Bedroom 3**

11' 3" max x 10' 4" max ( 3.43m max x 3.15m max )

**Bathroom**

8' 1" max x 5' 1" max ( 2.46m max x 1.55m max )

**WC**

Total floor area 121.2 m<sup>2</sup> (1,305 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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](http://www.propertybox.io)



## Welcome to

### Sherburn Street, Hull

- GUIDE PRICE £190,000 - £200,000
- CURRENTLY UTILISED AS A 5 BED HMO
- STRONG RENTAL INCOME
- POPULAR RESIDENTIAL AREA AND IDEALLY SITUATED FOR LOCAL BUSINESSES
- GREAT CONDITION THROUGHOUT

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

**£190,000 - £200,000**



## Directions to this property:

See map below for directions. For more information contact the branch on 01482 327913.



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HDR123594](http://williamhbrown.co.uk/Property/HDR123594)



Property Ref:  
HDR123594 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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