

Whitakers

Estate Agents



70 Lee Smith Street

, Hull, HU9 1SD

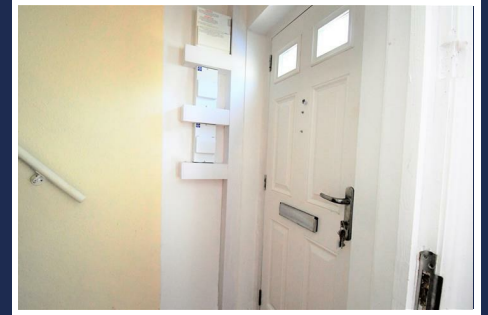
Offers Over £80,000



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, Hull, HU9 1SD

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Description

**IDEAL INVESTMENT OPPORTUNITY!
TWO, ONE BED FLATS ARE INCLUDED IN THIS
SALE! FREEHOLD!!**

This previously two bed terrace house has been converted into two one bedroom flats.

Selling with tenants in situ, monthly income @ £675, close to city centre link roads, and amenities, CHAIN FREE and with shared rear access via a secure residential gated access.

The flats are in move in condition having undergone a degree of refurbishment including-

All walls have been plaster skimmed and painted throughout

full NICEIC rewire

new 3 phase electric supply giving each flats its own smart meter as well as a landlord supply to the communal area, new plumbing, central heating radiators etc, new boiler to the upstairs flat, each flat has its own separate gas and water meter., new shower suite to the ground floor. new bathroom suite to the upper flat

it has had a certificate of lawful use in place as two 1 bed flats from 2006.

The refurbishment has a completions certificate from the council building control. all checkable on Hull City Council planning portal.

Flat 1 Ground Floor

The flat comprises of - lounge/dining, shower room/wc and kitchen, one bedroom, access to the rear courtyard.

Flat 2 (1st floor)

The flat comprises of - open plan lounge/kitchen/dining, one bedroom and bathroom.

Disclaimer

PLEASE NOTE- PHOTOGRAPHS ARE PRIOR TO TENANCY

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property

Agents Notes

Services, fittings and equipment referred to in these sale 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.

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.

Council Tax

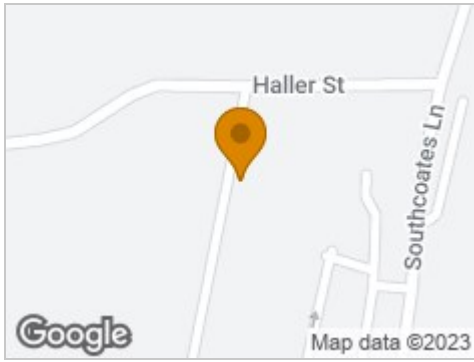
The council tax band for flat 1 is A
The council tax band for flat 2 is A
The local authority is Hull City Council

Tenure

The flats are freehold.



Road Map



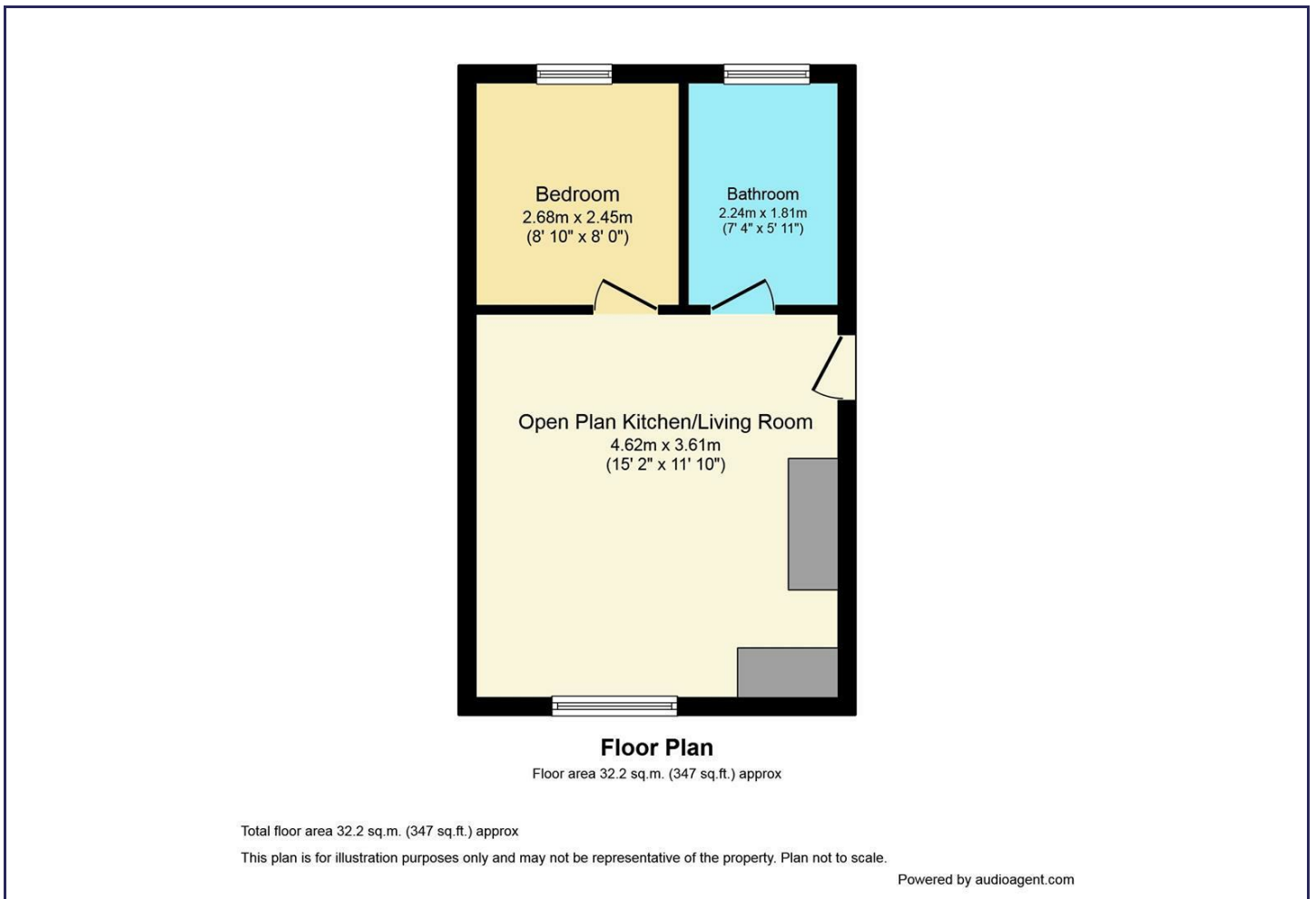
Hybrid Map



Terrain Map



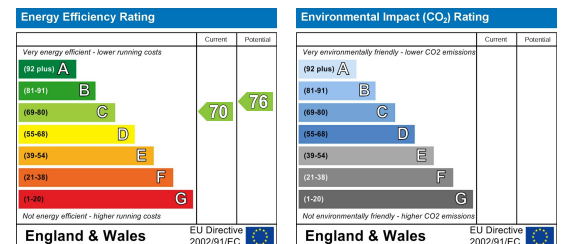
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - East Hull Office Office on 01482 790970 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.