

Whitakers

Estate Agents



87 Essex Street, Hull, HU4 6PR

£80,000

**** INVESTMENT OPPORTUNITY ****

This traditional mid-terrace style property is an ideal opportunity for an investor seeking to expand their portfolio with tenants already comfortably installed, and paying £550.00 per calendar month - offering an attractive 8.25 % yield on investment.

Briefly comprising lounge, open plan contemporary kitchen / dining room, and bathroom to the ground level; there are two double bedrooms to the first floor.

Externally to the front aspect, there is a low maintenance forecourt. The enclosed rear garden is partly laid to lawn with a paved seating area.

The accommodation comprises

Front external



Externally to the front aspect, there is a low maintenance forecourt.

Ground floor

Lounge 14'5" x 11'7" maximum (4.40 x 3.55 maximum)



UPVC double glazed entrance door, two UPVC double glazed windows, central heating radiator, built-in storage cupboards, and laminate flooring.

Dining room 8'9" x 8'11" (2.67 x 2.74)



Central heating radiator, and laminate flooring.

Kitchen 8'8" x 5'10" (2.66 x 1.80)



UPVC double glazed door to the rear garden, laminate flooring, and fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, and oven with extractor hood above.

Bathroom



UPVC double glazed window, central heating radiator, partly tiled to splashback areas, and furnished with a three-piece suite comprising panelled bath, pedestal sink, and low flush W.C.

First floor

Landing

With access to the loft hatch, and carpeted flooring.

Bedroom one 13'1" 10'2" maximum (3.99 3.11 maximum)



Two UPVC double glazed windows, central heating radiator, built-in storage cupboard, and carpeted flooring.

Bedroom two 9'10" x 8'9" (3.01 x 2.67)



UPVC double glazed window, central heating radiator, over stairs storage cupboard, and carpeted flooring.

Rear external



The enclosed rear garden is partly laid to lawn with a paved seating area.

Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00010227008707

Council Tax band - A

EPC rating

EPC rating - C

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Basic 16 Mbps / Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

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 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.

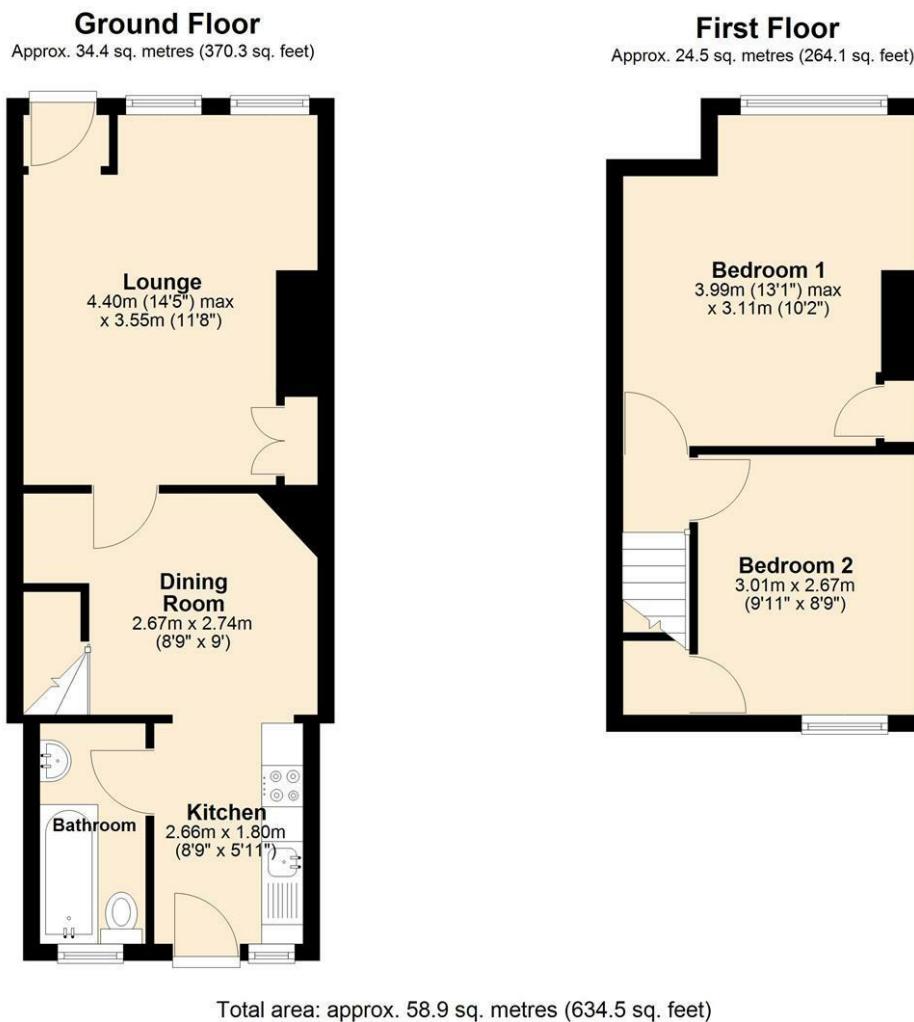
Free Market Appraisals / Valuations

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.

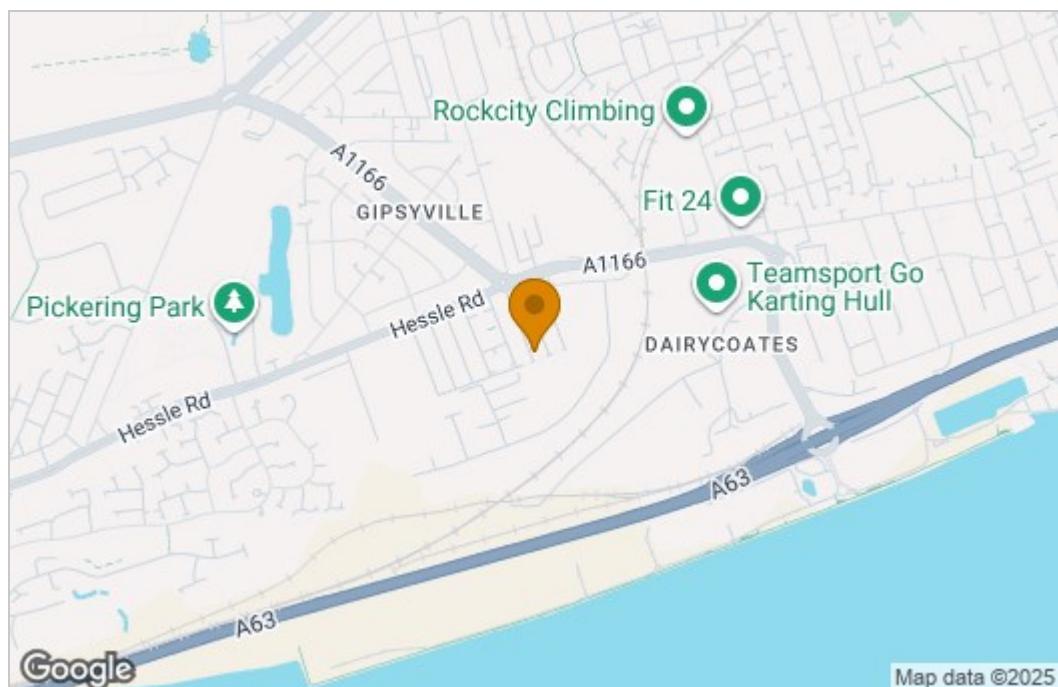
Whitakers Estate Agent Declaration

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.

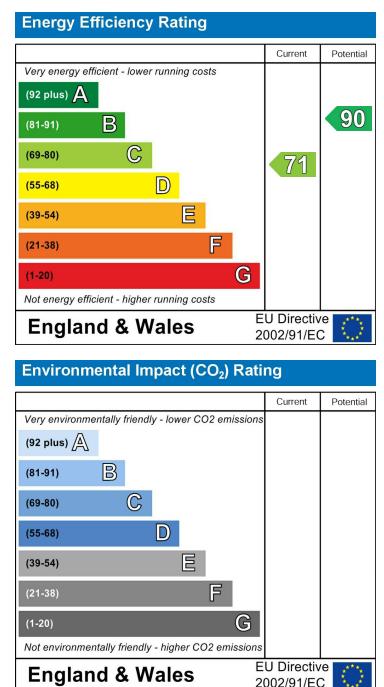
Floor Plan



Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.