Whitakers
Estate Agents









10 Mallyan Close, Hull, HU8 9TZ

Asking Price £82,500

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

THIS READY MADE INVESTMENT OPPORTUNITY WITH LONG TERM TENANT IN SITU IS CURRENTLY PRODUCING A GROSS YIELD OF 8.7% WITH POTENTIAL FOR FURTHER INCREASE!

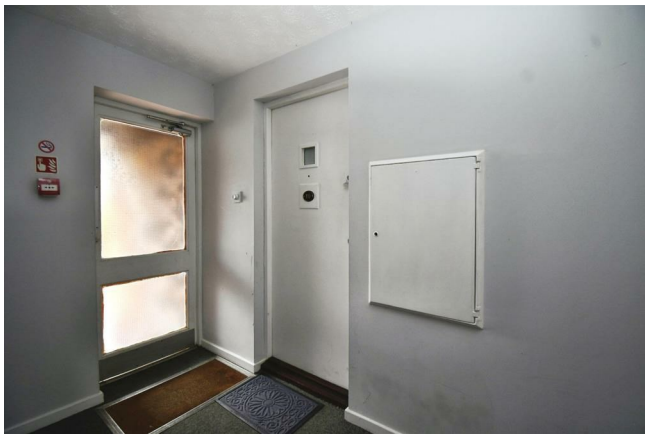
This modern 2 bedroom ground floor flat is currently generating £7200 per annum rental income with potential for further increase.
Situated just off ever popular Howdale Road, well positioned for local shops and amenities as well as nearby Sutton Village and its range of facilities, the property also enjoys excellent transport links around the City.

Briefly comprising; hallway, lounge, kitchen, two bedrooms and a bathroom the property is entered via intercom controlled entrance door into communal hallway.

Having the additional benefit of uPVC double glazing and electric heating together with allocated parking, the property are a popular let for couples and single professionals alike and represents an excellent first investment or addition to an existing portfolio. Viewings are available via our Sutton office.

The Accommodation Comprises

Communal Entrance



Intercom controlled front access door into communal entrance hallway with mailboxes.

Entrance Hallway

Internal door into apartment hallway with carpeted flooring and two storage cupboards.

Lounge/Dining Room 9'6 x 13'10 (2.90m x 4.22m)





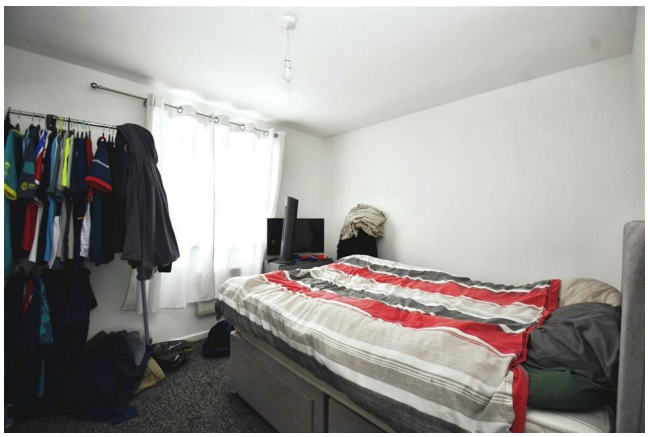
L-shaped lounge/diner with carpeted flooring and uPVC window and French doors to front aspect

Kitchen 8' x 7'3 (2.44m x 2.21m)



Fitted base units with contrasting work surfaces, stainless steel sink/drainer. Plumbing for Automatic washing machine, space for electric cooking appliance and free standing fridge freezer.

Bedroom One 11' x 9'10 (3.35m x 3.00m)



With carpeted flooring and uPVC window to rear aspect

Bedroom Two 6'6 x 9'10 (1.98m x 3.00m)



With carpeted flooring and uPVC window to rear aspect

Bathroom



Panel bath with electric shower over, low flush wc and hand wash basin. Vinyl flooring, part panelled walls, electric wall heater and extractor fan

Outside



The property is set in communal gardens whilst to the rear of the property there is an allocated parking space.

Parking
Located to the rear of the property.

Tenure
The property is Leasehold. We understand the lease to be 999 years from 1/1/1991 however this should be verified via vendors solicitors.

Council Tax
Council Tax band A
Kingston upon Hull City Council

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.

Material Information:
Construction - Brick/Tile
Conservation Area - No
Flood Risk - Medium
Mobile Coverage/Signal - EE, Vodafone, Three, O2
Broadband - Basic 5 Mbps, Ultrafast 10000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No
Planning - No

Material Information:
Construction -
Conservation Area -
Flood Risk -
Mobile Coverage/Signal -
Broadband -
Coastal Erosion -
Coalfield or Mining Area -
Planning -

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.

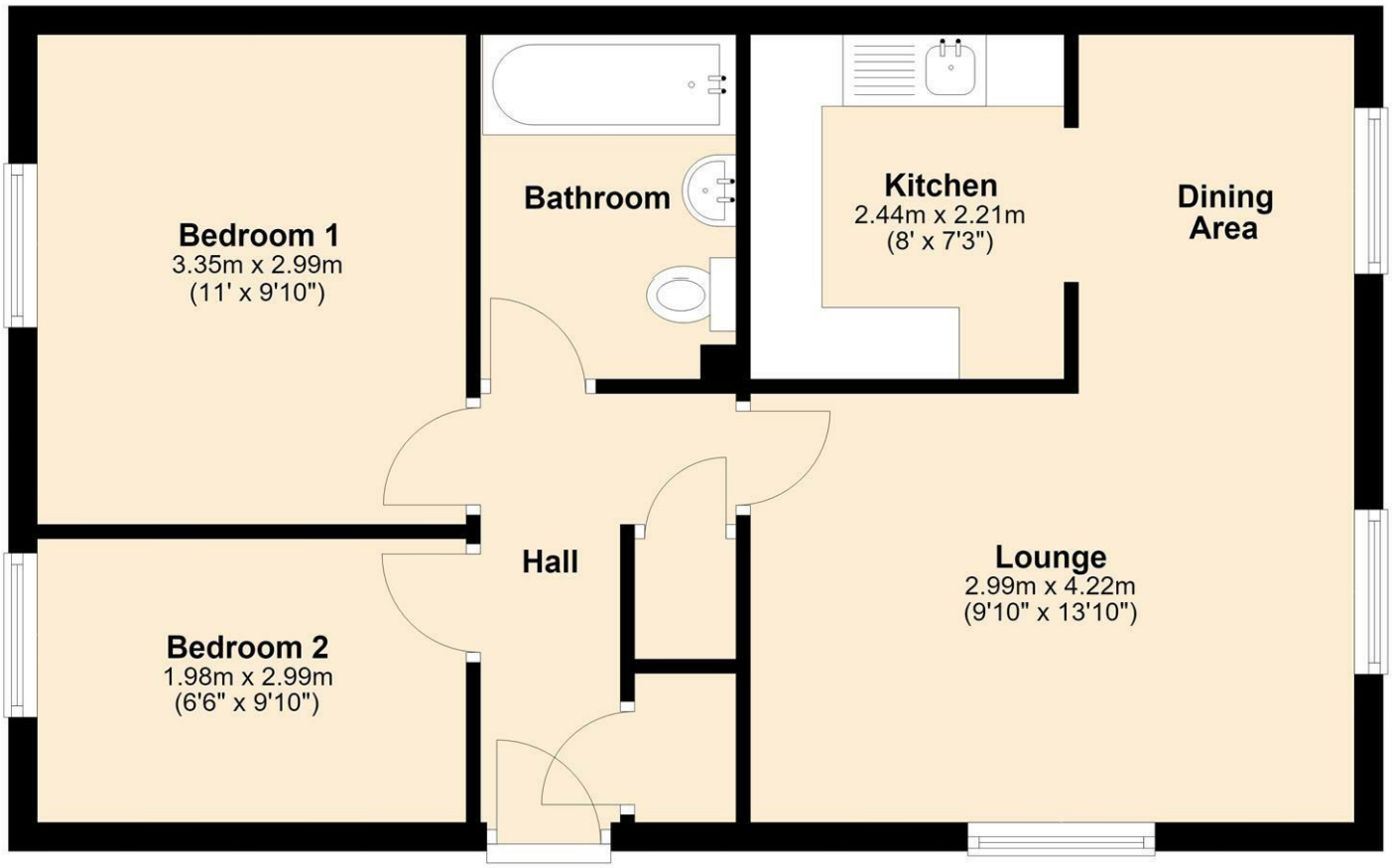
Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All 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.

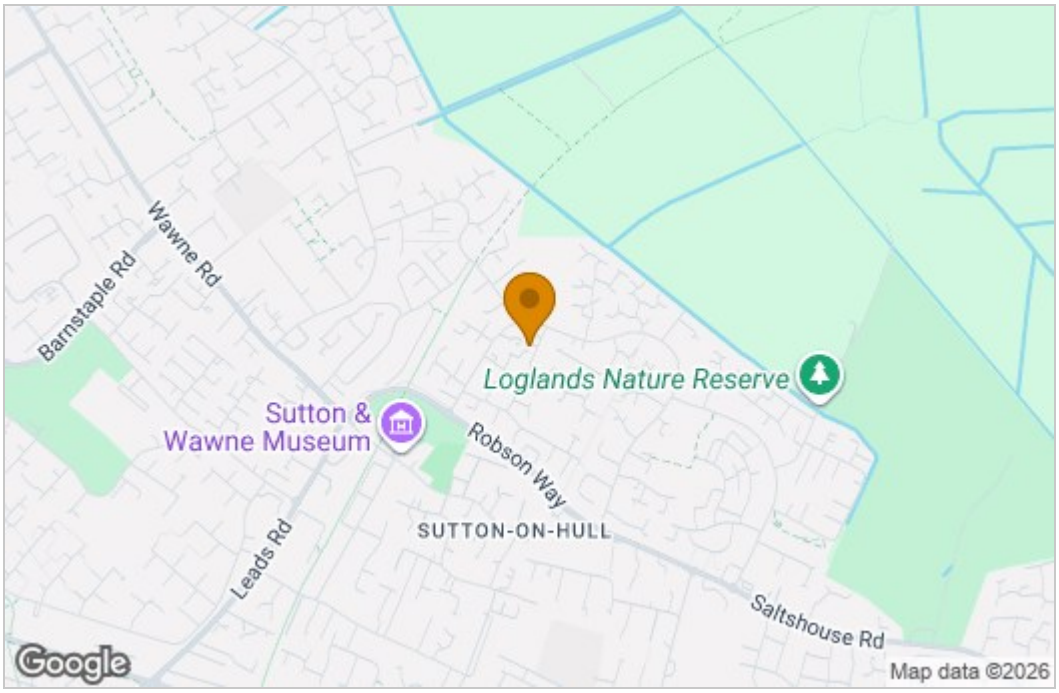
AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the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

Floor Plan

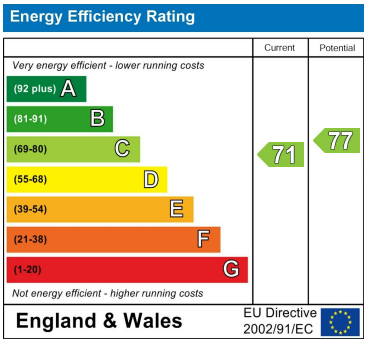
Apartment

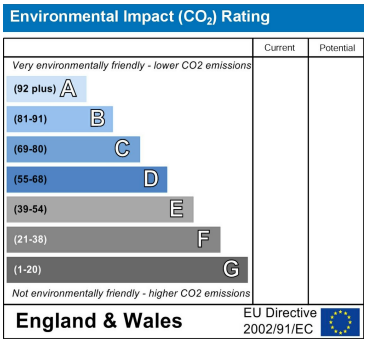


Area Map



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.

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