

76 Mayfield Street  
Hull  
East Riding of Yorkshire.  
HU3 1NT

£140,000



- **\*\*Excellent Investment Opportunity\*\***
- 2 x 3 Bedroom self contained flats
- Central Location
- Double Glazed and centrally heated

Ref: PRA10083

Viewing Instructions: Strictly By Appointment Only

## General Description

**\*\* Excellent Investment Opportunity\*\***

This spacious terrace property has been converted into two separate 3 bedroom flats. Both flats have modern fitted kitchens, bathrooms, their own central heating system and are finished to a good standard throughout. The ground floor flat is self-contained and has sole use of the rear garden. The upper flat is spread over 2 floors and offers very spacious accommodation. The property is well located in this popular area of west hull and is close to an array of shops and excellent public transport links to the city centre and beyond. The property is currently generating an income of £10,140 per annum.

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## Accommodation

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### Communal Entrance Hall

leading to the doors for the individual flats

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### Ground Floor Flat

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#### Hallway

Internal entrance hall for the ground floor flat

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#### Lounge (10' 01" x 11' 02") or (3.07m x 3.40m)

A neutrally decorated room with a Upvc window facing the rear of the property which give the room a bright aspect. Central heating radiator. Door leads to

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#### Inner Hallway

Inner hallway which leads to the rear of the property

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#### Bathroom (5' 10" x 6' 06" ) or (1.78m x 1.98m)

A modern white 3 piece suite with a plumbed shower over the bath. The bath area is fully tiled in white ceramic. There is vinyl floor covering, Upvc double glazed window and a central heating radiator.

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#### Kitchen (7' 0" x 10' 0" ) or (2.13m x 3.05m)

Modern fitted kitchen with a range of cream wall and base units complimented by black worktops and a tiled splash back. Stainless steel sink with a mono block mixer tap. Built in oven, hob and extractor. Vinyl floor cover, Upvc window and central heating radiator. Wall mounted central heating boiler. Door leads to

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#### Rear Porch

Upvc half glazed rear door.

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#### Bedroom 3 (9' 01" x 7' 0") or (2.77m x 2.13m)

The bedroom is at the rear of the property and benefits from a Upvc window and central heating radiator

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## Bedroom 1 (12' 05" x 12' 0") or (3.78m x 3.66m)

This spacious double bedroom is located at the front of the property. It has a front facing Upvc double glazed window and a central heating radiator.

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## Bathroom 2 (10' 03" x 12' 03") or (3.12m x 3.73m)

A spacious double bedroom with a Upvc window facing into the rear garden. Central heating radiator

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## 1st Floor Flat

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### Landing

The flats own stair case leads to the first floor landing. There is a loft hatch and 2 central heating radiators.

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## Lounge/Kitchen (17' 09" x 12' 0") or (5.41m x 3.66m)

A spacious open plan living space situated at the front of the property. it benefits from 2 large Upvc double glazed windows which makes the room bright and airy. The kitchen area has a range of cream wall and base units complimented by black worktops and splash back tiling. There is a built in oven, hob and extractor hood. The kitchen area has vinyl flooring. The lounge area is carpeted and has a central heating radiator. There is a built in storage cupboard built into the alcove.

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## Bedroom 1 (10' 01" x 12' 02") or (3.07m x 3.71m)

Spacious double bedroom with a Upvc window facing over the rear of the property. Central heating radiator.

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## Bedroom 2 (9' 10" x 0' 0") or (3.00m x 0.00m)

Spacious double bedroom with a built in cupboard housing the gas fired central heating boiler. There is a Upvc double glazed window facing to the rear of the property and a central heating radiator.

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### Stairway

A staircase which leads to the upper landing giving access to bedroom 3

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## Attic: Bedroom 3 (14' 02" x 16' 06"Max Max) or (4.32m x 5.03m Max)

Another spacious double bedroom which has the benefit of eaves storage and a loft hatch giving access to more storage. There is a velux window and a central heating radiator.

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### Services

EPC Rating:63

### Tenure

We are informed that the tenure is Not Specified

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# Council Tax

Band Not Specified



*All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.*