

49 - 50 Margaret Street  
Hull, HU3 1ST

# RESIDENTIAL INVESTMENT

Comprising a mini terrace of four substantial brick built houses and a detached 'bungalow' in the garden at the rear

The flats benefit from gas and electric central heating, uPVC double glazing and share a common garden area

Located on Margaret Street off Beverley Road, a main arterial route to the North of the city - approx. one mile from Hull City Centre

**Guide Price £280,000**

**Scotts**  
01482 325634

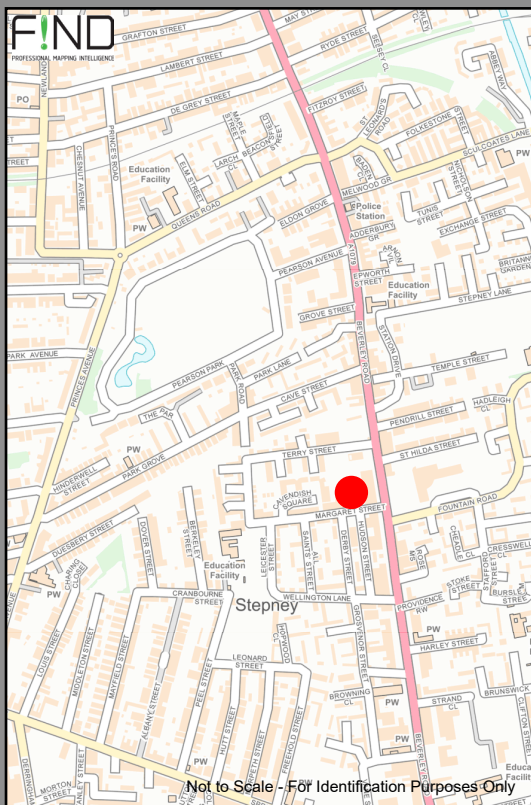




49 - 50 Margaret Street

Hull, HU3 1ST

# RESIDENTIAL INVESTMENT



**Scotts**  
01482 325634  
www.scotts-property.co.uk

## LOCATION/DESCRIPTION

Hull is a city and established port situated on the north bank of the Humber estuary. It is the regional capital of the East Riding of Yorkshire. The city is situated approximately 60 miles east of Leeds via the M62 and has a population of approximately 260,000. In recent years there has been increasing focus on the Humber estuary as a centre for the offshore renewables industry and Hull was the 2017 UK City of Culture.

The subject property is located on Margaret Street off Beverley Road (A1079), a main arterial route to the North of the city. Margaret Street is approximately one mile from Hull City Centre. In an area of predominantly low-cost high-density housing with an ASDA supermarket, pharmacy and bus routes available close by.

## DESCRIPTION

The property was originally built as two grand houses in the late 19th Century but was made into one property when it was bought by the NHS as part of the hospital on Beverley Road – since demolished. The property was then registered as one property 50 Margaret Street.

The property consists of a terrace of originally four houses which were refurbished in 2011. Three of the units have gas central heating and the fourth has electric heating. The individual properties are in a traditional house format with downstairs living accommodation including large living room, kitchen and toilet. They all have staircases leading to 3 bedrooms and family bathroom. One of the houses has the benefit of a large double glazed conservatory. The houses are of traditional brick construction under slate covered roofs.

At the rear of the property is a maintained communal garden which all properties open onto. A separate one bedded bungalow is in this garden with access from the front of the property. Accommodation comprises kitchenette, toilet/shower room, living room with wood burning stove and a small bedroom. The roofing is pan tiled and there is a semi covered rustic conservatory at the side.

## ACCOMMODATION

49a Margaret Street	88.63 sq m	(954 sq ft)
49b Margaret Street	114.64 sq m	(1,234 sq ft)
50a Margaret Street	92.25 sq m	(993 sq ft)
50b Margaret Street	107.4 sq m	(1,156 sq ft)
50c Margaret Street	36.88 sq m	(397 sq ft)
<b>Total</b>	<b>439.8 sq m</b>	<b>(4,734 sq ft)</b>

## EPC Rating

E (52)
Requires Assessment
Requires Assessment
E (49)
F (36)

## COUNCIL TAX

Each of the flats is within Council Tax Band A.

## DISPOSAL TERMS

The property is currently providing £25,000 p.a. with all flats Let on standard Assured Shorthold Tenancies (AST). Freehold price of £280,000 subject to existing tenancies.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred together with any Stamp Duty Land Tax that may be payable.

## FURTHER INFORMATION AND TO VIEW

Contact Tim Powell [tim@scotts-property.co.uk](mailto:tim@scotts-property.co.uk) 07801 515165

**Offices:** Hull 66 - 68 Humber Street, HU1 1TU Scunthorpe Sovereign House, Arkwright Way, DN16 1AL Grimsby 12 Town Hall Street, DN31 1HN **CS.6697**

Disclaimer: Scotts, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of Scotts has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.