Whitakers
Estate Agents









52 Mayfield Street, Hull, HU3 1NS

£155,000

Whitakers Estate Agents are pleased to introduce this substantial four-bedroom terraced property on Mayfield Street, offered to the market with no onward chain. Arranged as two separate flats under one freehold title, the property presents an attractive investment opportunity, having previously generated approximately £22,000 per annum in rental income.

The ground-floor flat comprises a communal entrance hall, spacious bay-fronted lounge, separate sitting room, fitted kitchen, dining room with skylight and French doors opening onto the rear garden, and a three-piece bathroom. The upper flat occupies the first and second floors, providing four rooms currently described as bedrooms, a fitted kitchen, utility facilities and a further bathroom.

Previously let as two separate flats, the ground floor was historically occupied as a one-bedroom flat, more recently arranged to provide two bedrooms, while the upper flat operated as a three-bedroom HMO with a separate sitting room. Both flats have individual Band A Council Tax assessments, separate EPCs and separately metered gas and electricity supplies.

The property has undergone extensive refurbishment, including rewiring, roofing works and fire safety improvements, with fire doors, self-closers and a hard-wired fire alarm system installed. These improvements, together with the existing layout, offer potential for continued investment use or owner occupation with rental accommodation, subject to any necessary consents and regulatory requirements.

Conveniently situated within easy reach of Hull city centre, Princes Avenue and Spring Bank, the property benefits from access to a variety of shops, restaurants, leisure facilities and transport connections. Externally, a paved front forecourt provides an attractive approach, while the enclosed rear garden features paved and gravelled areas, established planting and a raised seating area.

Internal viewing is recommended to truly appreciate the accommodation and investment pot

The accommodation comprises

Front external



Externally to the front approach, there is a paved forecourt with iron fencing and gates to the surround.

Ground floor

Communal entrance hall
UPVC double glazed door, and carpeted flooring. Leading to :

Inner hallway
Central heating radiator, under stairs storage cupboard, and carpeted flooring. Leading to :

Lounge 15'1" x 10'9" (4.61 x 3.30)



UPVC double glazed bay window, central heating radiator, and carpeted flooring.

Sitting room 11'10" x 7'4" (3.63 x 2.26)



UPVC double glazed window, central heating radiator, and carpeted flooring.

Ground floor kitchen 18'9" x 5'9" (5.72 x 1.77)





UPVC double glazed window, central heating radiator, and tile effect laminate flooring. Fitted with a range of floor and eye level units, worktops with splashback upstand above, two sinks with mixer taps, plumbing for a washing machine, and integrated oven with hob and extractor hood above.

Dining room 12'6" x 7'8" (3.83 x 2.36)



UPVC double glazed French doors, skylight, central heating radiator, and carpeted flooring.

Ground floor bathroom



UPVC double glazed window, central heating radiator, and partly tiled walls with cushion effect laminate flooring. Furnished with a three-piece suite comprising panelled bath with dual taps and mixer shower, pedestal sink with mixer tap, and low flush W.C.

First floor

First floor landing

With fixed staircase to the second floor, over stairs storage cupboard, central heating radiator, and carpeted flooring. Leading to :

Bedroom one 12'5" x 14'2" (3.79 x 4.34)





UPVC double glazed window, central heating radiator, and carpeted flooring.

Bedroom two 12'0" x 8'3" (3.66 x 2.53)



UPVC double glazed window, central heating radiator, and carpeted flooring.

First floor kitchen 18'3" x 6'0" (5.58 x 1.83)



Sky light, central heating radiator, and laminate flooring. Fitted with a range of floor and eye level units, worktops with splashback upstand above, two sinks with mixer taps, plumbing for a washing machine, and integrated oven with hob and extractor hood above.

First floor bathroom



UPVC double glazed window, central heating radiator, and partly tiled walls with tiled flooring. Furnished with a three-piece suite comprising ‘P’ shaped panelled bath with mixer tap and shower, pedestal sink with mixer tap, and low flush W.C.

Second floor

Second floor landing

With access to the loft hatch, and carpeted flooring. Leading to :

Bedroom three 9'6" x 14'1" (2.90 x 4.30)



UPVC double glazed bay window, central heating radiator, and carpeted flooring.

Bedroom four 11'10" x 14'4" (3.61 x 4.37)



Roof style window, central heating radiator, and carpeted flooring.

Rear external





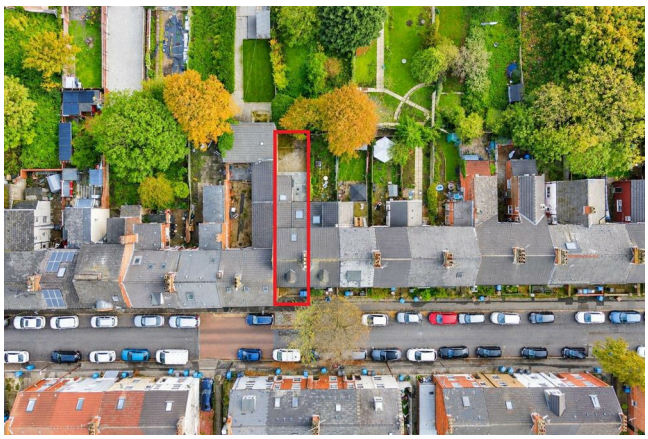
French doors from the dining room open onto the rear garden, which is enclosed by brick boundary walls and features a paved patio area, gravelled sections and established planting. Towards the rear, there is a further raised paved area, providing additional space for outdoor seating.

Tenure
The property is held under Freehold tenureship

Council Tax band
Local Authority - Kingston Upon Hull
Local authority reference number - 00090020005226
Council Tax band - A

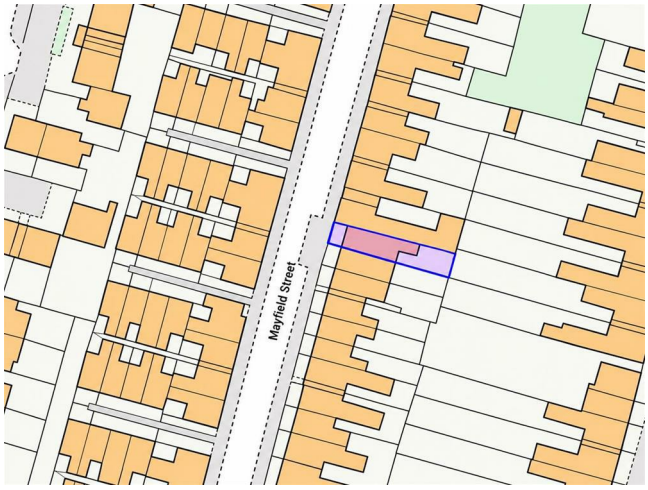
EPC rating
EPC rating for both apartments - C

Aerial view of the property



The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and it should not be relied upon as a definitive representation. Interested parties are advised to consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

Land boundary



Material Information
Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Basic 7 Mbps / Ultrafast 10000 Mbps
Coastal Erosion - N/A
Coalfield or Mining Area - N/A

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 Declaration

We 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 show 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.

The agents 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.

Free Market Appraisals / Valuations

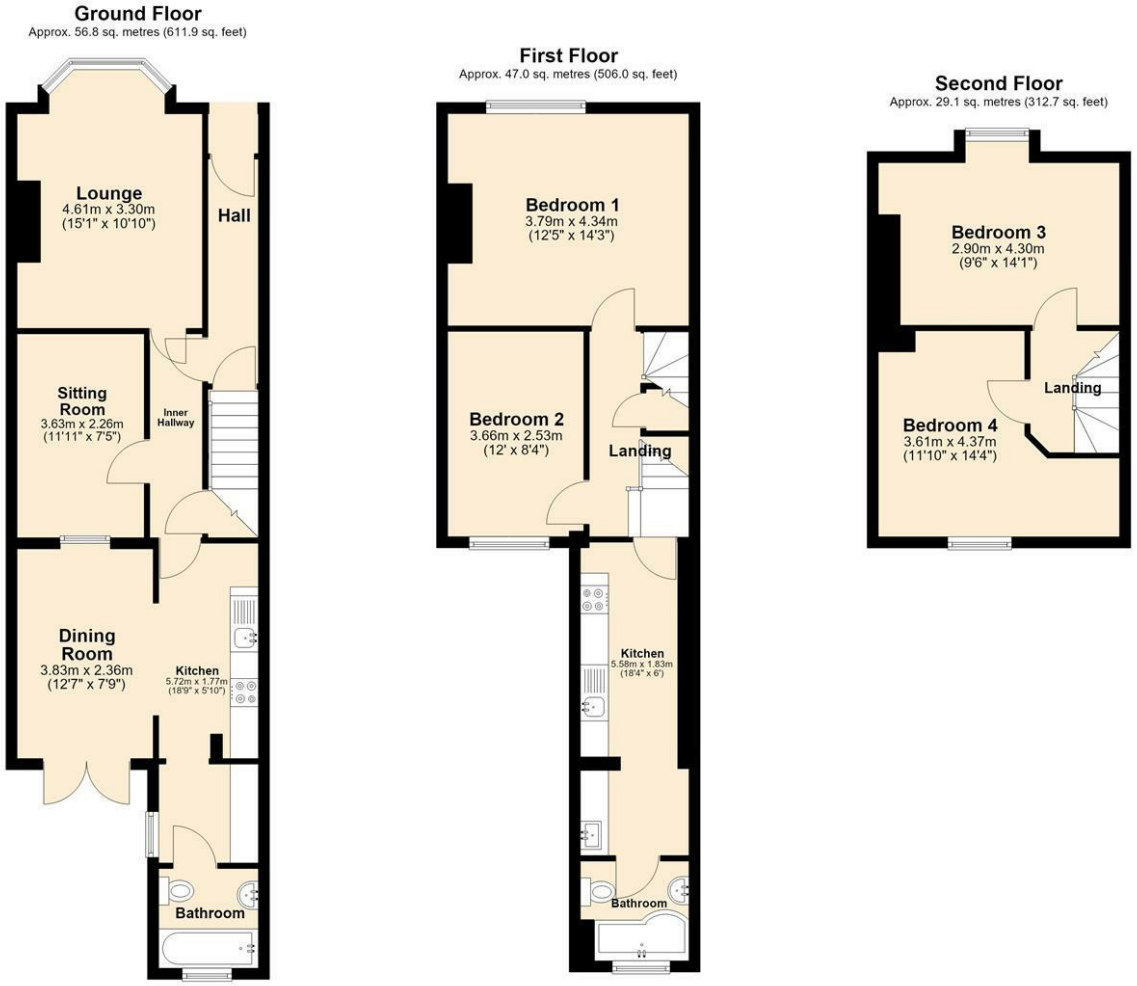
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Making an offer

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 £50.00 - these fees are non refundable.

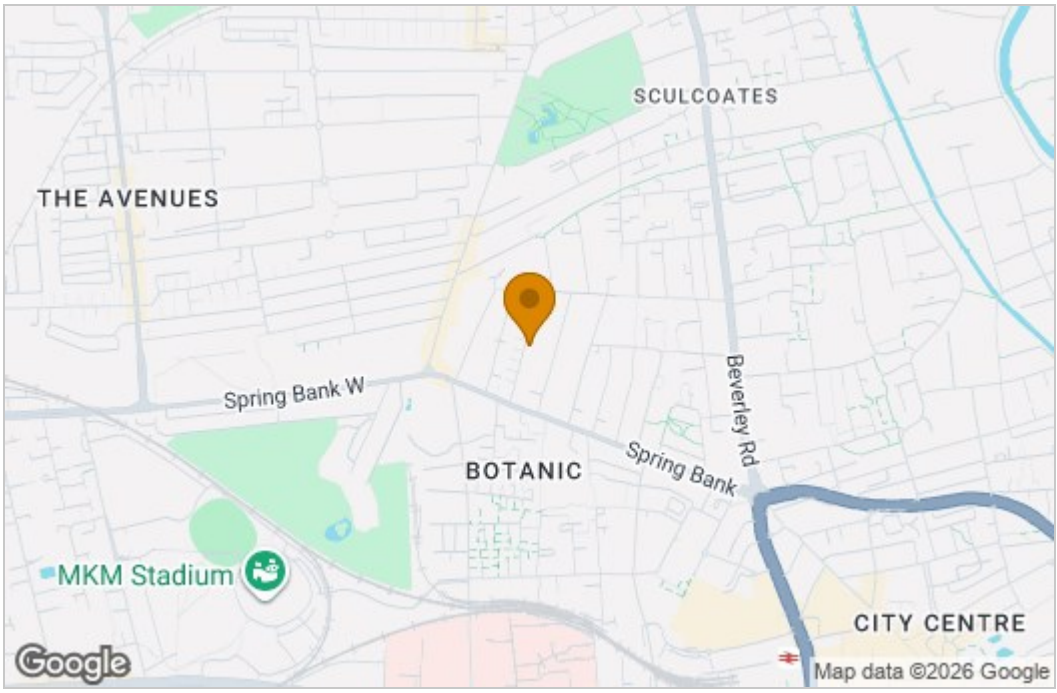
Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Floor Plan

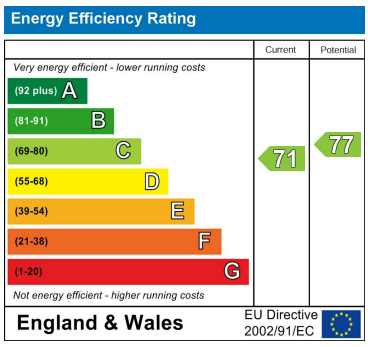


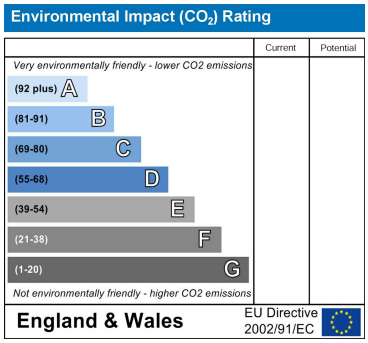
Total area: approx. 132.9 sq. metres (1430.6 sq. feet)

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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