

HULL INVESTMENT PROPERTY LIMITED

NEW INSTRUCTION

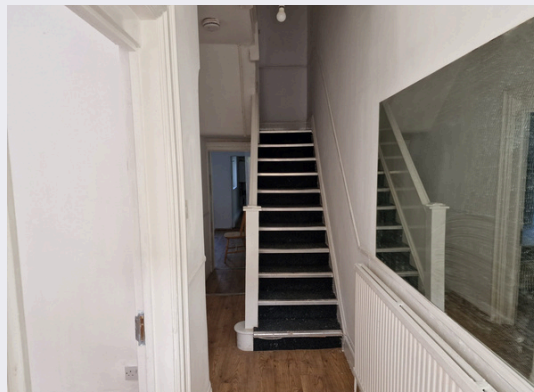
£110,000

Large 3 Bed BTL
HMO Option Subject to HCC

Grafton Street
Hull HU5



WE SAY WHAT WE DO, AND DO WHAT WE SAY



OFF MARKET PROPERTY ...

Hello, so today we have another off market investment property available, located in West Hull. This large 3 Bed property is currently vacant, but the landlord is looking to let property.

FEATURES

✓ 3 Bedrooms

✓ 2 Shower Rooms

✓ 3 Toilets

CONTACT DETAILS

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Hello, so today we have this large 3 bed family let, sold as an Investment property... currently available on vacant possession, but the landlord is looking to let the property to bring in some rent. We will keep the website updated if things change and the property becomes tenanted.

Location: The property is in the popular rental area off Newland Avenue and Beverley Road, close to all local amenities, shops, schools, bars and restaurants as well as the nearby Hull University Campus. The property also has excellent transport links to Hull City Centre, Hull Railway Station and Hull Paragon Bus Interchange.

Property Details:

Purchase Price: £110,000

New Instruction 15th October 2024

Property Reference: 0255

Location: Hull HU5

Type: Large 3 Bed Family BTL

Option: Possible use as a HMO subject to Hull City Council

HMO: No HMO Licence or COL in place and Sold as a BTL Investment

Status: Currently Vacant

Deal: Some Upgrade Required

Current Rent: N/A

Proposed Rent: £995 PCM as a 3 Bed BTL

Tenure: Freehold

Council Tax Band: A

Management: 10% - 12.5% (TBA)

EPC Rating: D-55

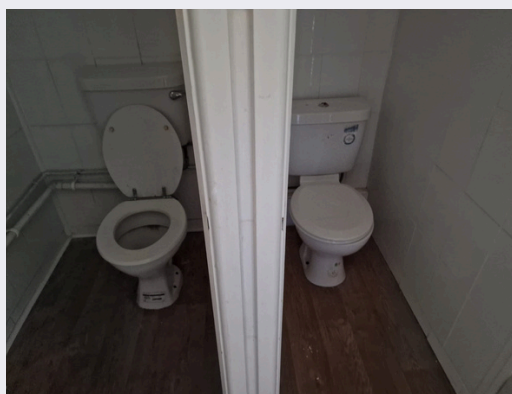
EPC Expires: 26 October 2032

Electrical Installation Certificate (EICR) Copy Requested

Gas Certificate: Copy Requested

Broker Fees / Sourcing Fees Apply

Photos: Additional photos & Video available via our Website



Hull Investment Property Limited
Office: 131 Beverley Road, Hull HU3 1TS
Company Number: 10121118

As mentioned the property has the possibility to be used as a 5 HMO / Social Housing subject to approval from Hull City Council and planning permission for change of use. No HMO Licence or COL is in place for this particular property.

NOTE: The important point is that we are selling as a BTL property.

The property has a lot of "old" furniture which will need to be disposed of as part of any renovation project, but it is sold as seen with the old furniture in place.

Renovation Quote:

We can provide a full quote once a schedule of works is agreed.

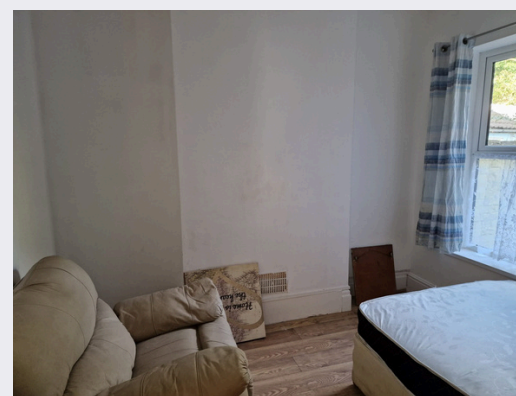
Renovation Works Typical Timeframe: 6 to 8 Weeks.

We have a building team available if required and renovation works can be scheduled to start upon completion or at the appropriate time.

Disclaimer:

Please ensure you carry out your own due diligence of the area, tenant demographics and projected rental for this particular property, prior to putting any offer forward.

This property is listed for sale as an off market investment property. Most information has been provided by the agent / landlord for marketing purposes.



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