

# HULL INVESTMENT PROPERTY LIMITED

## NEW INSTRUCTION

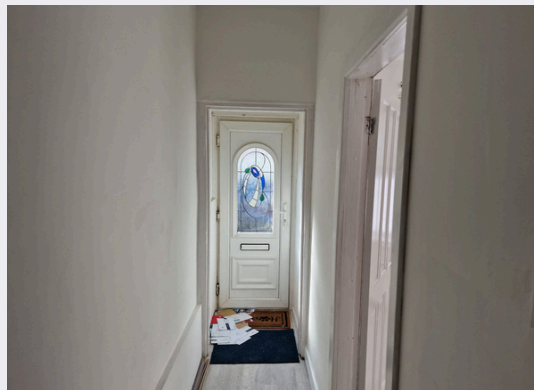
# £85,000

3 Bed BTL

Exchange 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 3 Bed property is currently vacant.

## FEATURES

✔ 3 Bedrooms

✔ 1 Bathroom

✔ Vacant Possession

## CONTACT DETAILS

☎ +447971952379 ✉ [info@stevegoodhand.co.uk](mailto:info@stevegoodhand.co.uk) 🌐 [www.hullip.co.uk](http://www.hullip.co.uk)

**Hello, so today we have this 3 bed family let, sold as an Investment property... currently sold on vacant possession. The property consists of first reception room, leading through to the kitchen with entrance to the garden and ground floor bathroom, the first floor has two good size bedrooms and a smaller 3rd bedroom.**

**Location: The property is in the popular rental area off 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: £85,000**

**New Instruction 15th October 2024**

**Property Reference: 0256**

**Location: Hull HU5**

**Type: 2 / 3 Bed Family BTL**

**Status: Currently Vacant**

**Deal: Some Upgrade Required**

**Proposed Rent: TBC**

**Tenure: Freehold**

**Council Tax Band: A**

**Management: 10% - 12.5% (TBA)**

**EPC Rating: D-68**

**EPC Expires: 16 July 2029**

**Size: 72 SQM (Based on EPC)**

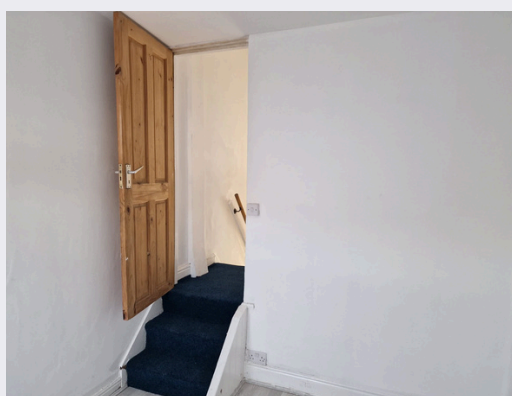
**Electrical Installation Certificate (EICR) Copy Requested**

**Gas Certificate: Copy Requested**

**Floor Plan: See Photo Gallery on our Website**

**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**

The property had some works carried out by the current landlord, including a new kitchen (see photos) however some upgrades would be beneficial to achieve a good rental income. Happy to discuss with you at the appropriate time.

**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.



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