

# HULL INVESTMENT PROPERTY LIMITED

## NEW INSTRUCTION

# £95,000

Large 2 Bed BTL

Torrington 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 2 Bed property sold on vacant possession, with the opportunity to add value.

## FEATURES

✔ 2 Bedrooms

✔ 1 Bathroom

✔ Vacant Possession

## CONTACT DETAILS

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Hello, so today we have this 2 bed family let, sold as an Investment property... currently sold on vacant possession. The property consists of the first reception room, leading through to the 2nd reception room to the kitchen with entrance to the garden area, the first floor has two good size bedrooms and the family bathroom.

**Location:** The property is in the popular rental area off Newland Avenue 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: £95,000**

**New Instruction 15th October 2024**

**Property Reference: 0257**

**Location: Hull HU5**

**Type: Large 2 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-60**

**EPC Expires: 16 July 2029**

**Size: 73 SQM (Based on EPC)**

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

**Gas Certificate: Copy Requested**

**Floor Plan: Not Currently Available**

**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, however some upgrades would be beneficial to achieve a good rental income. Happy to discuss with you at the appropriate time.

The property has a lot of "old" furniture which has been left in the property which would need to be disposed of, but the property is sold as seen in my photos.

**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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