

# HULL INVESTMENT PROPERTY LIMITED

## NEW INSTRUCTION

# £70,000

2 Bed Family BTL  
Long Term Tenant in Situ

Location: Hull HU8  
Deal: Family BTL



## OVERVIEW



## ABOUT THIS PROPERTY

Hello, so today we have another off market investment property available, located in East Hull. This 2 bed family BTL property is sold with long term tenant in situ (30 Years)

## FEATURES

✔ 2 Bedrooms

✔ 1 Bath

✔ 57 SQM

✔ EPC: C-69

## CONTACT DETAILS

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**Hello, so today we have this 2 bed property available for sale, the property is sold with existing long term tenant in situ. The Although a little tired, the house is in good order throughout and is home to an elderly lady who has lived in the property (her home) for 30 years.**

**Location: The property is in the popular rental area, with easy access to local shops, schools and amenities including excellent transport links to Hull City Centre and Hull Railway Station and Hull Paragon Bus Interchange.**

**Property Details:**

**Secured Purchase Price: £70,000 (Offers)**

**New Instruction 10th October 2024**

**Property Reference: 0275**

**Location: Hull HU8**

**Type: 2 Bed Property**

**Deal: Family BTL**

**Current Rent: £325 PCM**

**Tenure: Freehold**

**Council Tax Band: A**

**Lettings & Management: 10% - 12.5%**

**EPC Rating: C-69**

**EPC Expires: 4th November 2029**

**Electrical Installation Certificate: Requested**

**Gas Certificate: Requested**

**Works: See Below**

**Floor Plan: Not Currently Available**

**Notes:**

**Broker Fees / Sourcing Fees Apply**

**Photos: Photos Available, but not published on our website**

**Reason for sale: Landlord is downsizing his portfolio**



**Hull Investment Property Limited**

**Office: C/o JDQ Lettings, 131 Beverley Road, Hull HU3 1TS**

**Company Number: 10121118**



**Important Note:**

The property is sold with existing tenants in situ.

We would definitely only sell if the tenant remained, we have no intention of selling the property with vacant possession.

**Works:**

The property is in good order and compliant and under current management.

**Renovation Quote:**

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

**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.

**Mortgages / Solicitors**

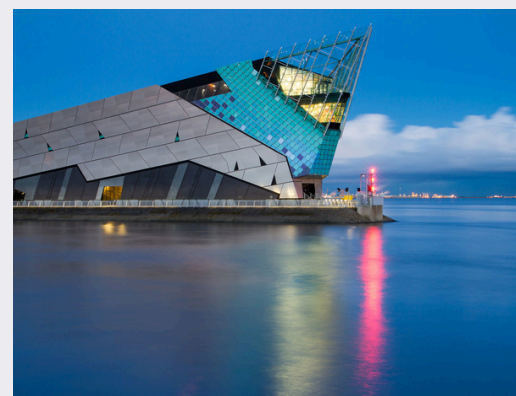
We are happy to help and recommend mortgage brokers / solicitors should you need assistance for this purchase.

**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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