



Date: 14th May 2025

Deal Ref: 0338

New Instruction

Price: £110,000

Type: 3 Bed BTL

Location: Sutton Park HU7

Deal: BRRR / Add Value

Direct to vendor (DTV)



About The Property

Hello, so today we have this 3 bed BTL investment property available, the property consists of entrance leading through to the open plan lounge / dining area with doorway to kitchen and access to the garden area and garage, from the kitchen. The first floor has the family bathroom at the top of the stairs with the three bedrooms. The property is sold as seen with some old furniture and white goods which will need to be cleared as part of the initial strip-out works prior to the proposed renovation works to be carried out.

Summary

Price: £110,000

Property Reference: 0338

Location: Sutton Park, Hull HU7

Type: 3 Bed BTL

Deal: BTL Investment Property

Status: Vacant Possession

Proposed Rental: £895 PCM (Following Renovation)

Management: 10%

Tenure: Freehold

Council Tax Band: B

EPC Rating: Expired (New EPC Instructed)

Certificates: Nothing Available (Previously owner occupied)

Works: Full Upgrade Required prior to any lettings

Photos & YouTube Video Available Upon Request

Reason For Sale: Probate



Location

Situated in this very popular and much sought after location for both rental / residential, located on Sutton Park, popular for families as conveniently positioned for local shops and schools and having good public transport links to Hull City Centre and Paragon Railway Station / Bus Interchange.

Rental

Please note this particular property has never been a BTL ...Subject to renovation our proposed rental is £895 PCM

Land

Low maintenance front garden, with garden and garage at the rear of the property.

Works

Full upgrade will be required by new owner, as part of the upgrade the property will need to be compliant for any future lettings.

Proposed schedule of works:

Clearance and strip-out works, new kitchen, check / service boiler, new bathroom, carpets / flooring and full decor. Upgrade on electrics (new consumer unit) gas & electric certificates for compliance.

Please Note:

Arrangement Fees will Apply

Photos ... most were taken 14th May 2025

Reason for sale: Probate



Hull Investment Property Limited

Buyers / Investors

We are specialist property brokers and a local property sourcing company; we pride ourselves on our local knowledge of the property market in Hull and East Yorkshire. We offer a tailored service to meet your investment goals.

Established in 2008; Hull Investment Property Limited; provides a bespoke sourcing service working with clients on an individual basis, specialising in securing “off-market” and below-market-value (BMV) properties for our investor clients. Our investor clients not only are throughout the UK but across Europe, Scandinavia, South Africa, Hong Kong and Australia, New Zealand and Fiji for example.

We are truly a one stop shop for all your Hull investment property needs, and we aim to make the whole process of property investing as simple as possible for all our investor clients and build a long-term relationship with you.

Throughout Hull, we are able to source a wide range of “off market” property investment opportunities including turn-key family lets, assisted / supported living accommodation, HMO’s, mixed commercial units, commercial to residential conversions, land and development deals.

Whatever your investment strategy is, we can help....

Lettings & Management

Hull Investment Property are able to offer full lettings and management service through one of our trusted agents ... we work with a number of letting agents which we can discuss at the appropriate time.

Renovation / Maintenance

We offer a full-service solution to our investor clients and landlords in Hull, this includes full refurbishment / conversion projects as well as general maintenance and repairs.

Sellers / Landlords

We are happy to act for Sellers in any situation ... Sell your property via us for £250 we offer a No Sale / No Fee Service... Lets talk.