



Date: 2nd July 2025

Deal Ref: 0348

NEW INSTRUCTION

Price: £95,000

Type: Large 2 Bed BTL

Location: Hull HU6

Deal: Investment

Direct To Vendor (DTV)

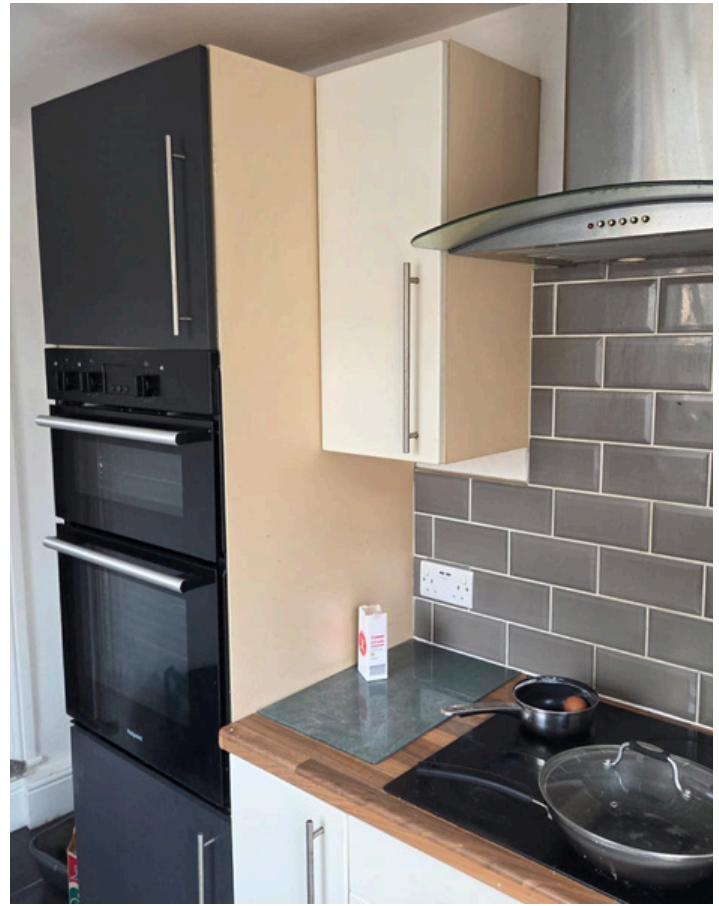


About The Property

Hello, so today we have our latest investment property available, this end terrace 2 Bed property which is currently tenanted. Located in a popular student area very close to the University and all amenities and transport links. The property consists of two reception rooms, kitchen with access to the rear outside space. The first floor has two good size bedrooms and the large family bathroom at the top of the stairs.

Summary

- **Purchase Price: £95,000**
- **New Instruction 2nd July 2025**
- **Property Reference: 0348**
- **Location: Hull HU6**
- **Type: Large 2 Bed Property**
- **Bathrooms: 1**
- **Deal: BTL**
- **Status: Currently Tenanted (Under Review by the Landlord)**
- **Rent: £575 PCM**
- **Tenure: Freehold**
- **Council Tax Band: A**
- **Lettings & Management: 10%**
- **EPC Rating: D-56**
- **EPC: Valid Until 23rd March 2026**
- **Size: 77 SQM - Based on EPC**
- **Works: New Kitchen / Cosmetic**
- **Certificates: On File**
- **Floor Plans: Not Currently Available**
- **Photos & Video Available - see our website www.hullip.co.uk**



Location

Located in a popular rental of West Hull very close to the Hull University Campus and very handy for lots of local shops bars, restaurants on Cottingham Road / Newland Avenue as well as other amenities including excellent transport links to Hull City Centre and Hull Railway Station and Hull Paragon Bus Interchange.

Rental

Current Rent £575 PCM.

Please note the existing tenant is in rent arrears, but the landlord is currently dealing with this issue.

Proposed Rent ... £650 PCM

Land

Large yard area with two outbuildings at the rear.

Works

New Kitchen / cosmetic

Keys / Access / Viewings

Viewings available upon request

Please Note:

Arrangement Fees will Apply

Photos taken 1st July 2025

Reason for sale: Landlord is retiring



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... Let's talk.