



**Date: 25th June 2025**

**Deal Ref: 0350**

## **NEW INSTRUCTION**

**Price: £90,000**

**Type: 3 Bed BTL**

**Location: Hull HU3**

**Deal: Investment Property  
Direct to vendor (DTV)**



### **About The Property**

Hello, so today we have this large 3 bed BTL investment property available, the property consists of entrance hall leading through to reception room one, and access to reception room two with doorway to the kitchen lobby to the ground floor bathroom and access to the courtyard area. The first floor has three good size bedrooms. (The property has previously been used as a 4 bed with reception room one used as a bedroom) The rear of the property has been previously insulated though a local council improvement grant.

### **Summary**

**Price: £90,000**

**Property Reference: 0350**

**Location: Hull HU5**

**Type: 3 Bed BTL (Possible 4 Bed Shared Accommodation)**

**Deal: BTL Investment Property**

**Status: Vacant Possession**

**Previous Rental: £650 PCM**

**Proposed BTL Rental: £695-£725 PCM**

**Rental: Possibly Higher, Depending end on use, see below**

**Management: 10% as a BTL Rental**

**Tenure: Freehold**

**Council Tax Band: A**

**EPC Rating: C-69**

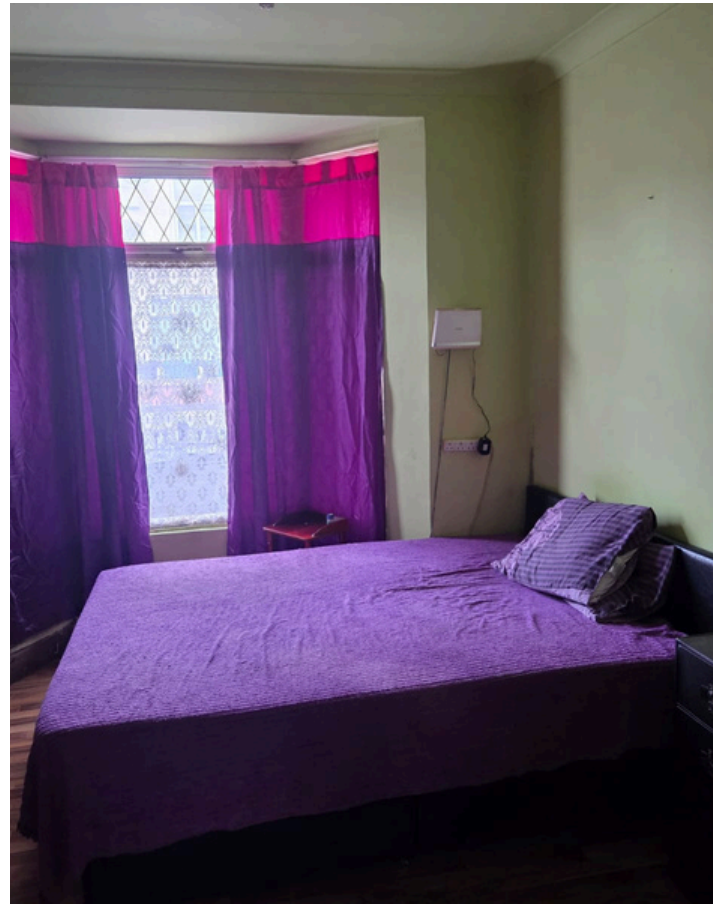
**Expires: 23<sup>rd</sup> May 2035**

**Size: 84 SQM (Based on the EPC Certificate)**

**Certificates: Requested from Landlord**

**Works: Renovation Required / BRRR Project / Add Value**

**Photos & Video Available - See our Website [www.hullip.co.uk](http://www.hullip.co.uk)**



### Location

The property is in a popular rental of West Hull with easy access to Hull Royal Infirmary, local shops, schools and amenities including excellent transport links to Hull City Centre and Hull Railway Station and Hull Paragon Bus Interchange.

### Rental

Proposed rental from local agent ... £695 - £725 PCM

Possibly higher depending on renovation works and end use.

### Options

BTL / Shared / Corporate Accommodation

3 Bed Family Let = £695 - £725 PCM

4 Bed Shared Accommodation = Typical £1,200 PCM

Corporate / Serviced Accommodation = £160 Per Night (Minimum stay of 7 nights)

Based on direct comparable currently been advertised on Silver Door for a property on the same street. (Link available)

### Land

Courtyard to the rear of the property

### Works

Renovation / upgrade will be required prior to any lettings. A schedule of works / budget figure will be available following our builders visit.

### Please Note:

Arrangement Fees will Apply

Photos & Video were taken 24<sup>th</sup> June 2025

Reason for sale: Landlord 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... Lets talk.**