



Date: 2nd July 2025

Deal Ref: 0354

NEW INSTRUCTION

Price: £110,000

Type: 3 Bed BTL / FTB

Location: Hull HU4

Deal: Investment

Direct To Vendor (DTV)



About The Property

Hello, so today we have our latest investment property available is this 3 Bed BTL in need of renovation. Located in a popular residential area close to all amenities and transport links. The property consists of a large open plan lounge / dining room (which could be divided into two rooms if required) doorway to kitchen and access to the rear garden and garage. The first floor has three bedrooms and the family bathroom at the top of the stairs.

Summary

- **Purchase Price: £110,000**
- **New Instruction 2nd July 2025**
- **Property Reference: 0354**
- **Location: Hull HU4**
- **Type: 3 Bed BTL / FTB**
- **Bathrooms: 1**
- **Deal: BRRR / Add Value**
- **Status: Vacant Possession**
- **Proposed Rent: £850 PCM**
- **Tenure: Freehold**
- **Council Tax Band: B**
- **Lettings & Management: 12.5%**
- **EPC Rating: C-70**
- **EPC: Valid Until 5th December 2034**
- **Size: 89 SQM - Based on EPC**
- **Works: Renovation Required**
- **Certificates: None (Previous Residential)**
- **Floor Plans: Available on our website**
- **Photos & Video Available - see our website www.hullip.co.uk**



Location

Located in a popular rental of West Hull with easy access to Anlaby Road and Hull Royal Infirmary, very handy for lots of local shops bars, restaurants and other amenities including excellent transport links to Hull City Centre and Hull Railway Station and Hull Paragon Bus Interchange.

Rental

Proposed rental £850 PCM

Land

Garden and garage at the rear.

Works

Upgrade required.

Keys / Access / Viewings

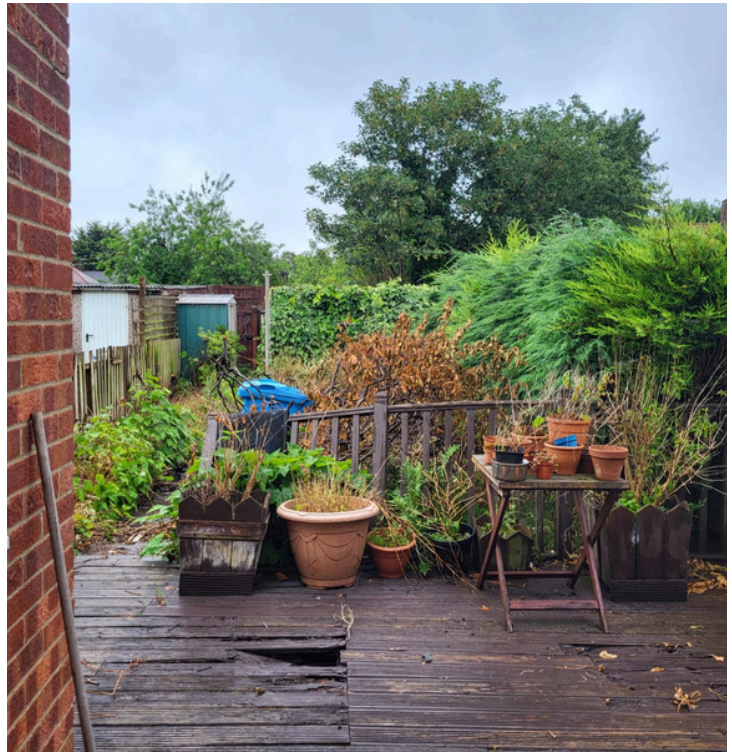
Viewings available upon request

Please Note:

Arrangement Fees will Apply

Photos & YouTube video taken 2nd July 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... Let's talk.