



Date: 14th July 2025

Deal Ref: 0364

NEW INSTRUCTION

Price: £68,000

Type: 2 Bed BTL

Location: Hull HU3

**Deal: Investment
Direct To Vendor (DTV)**

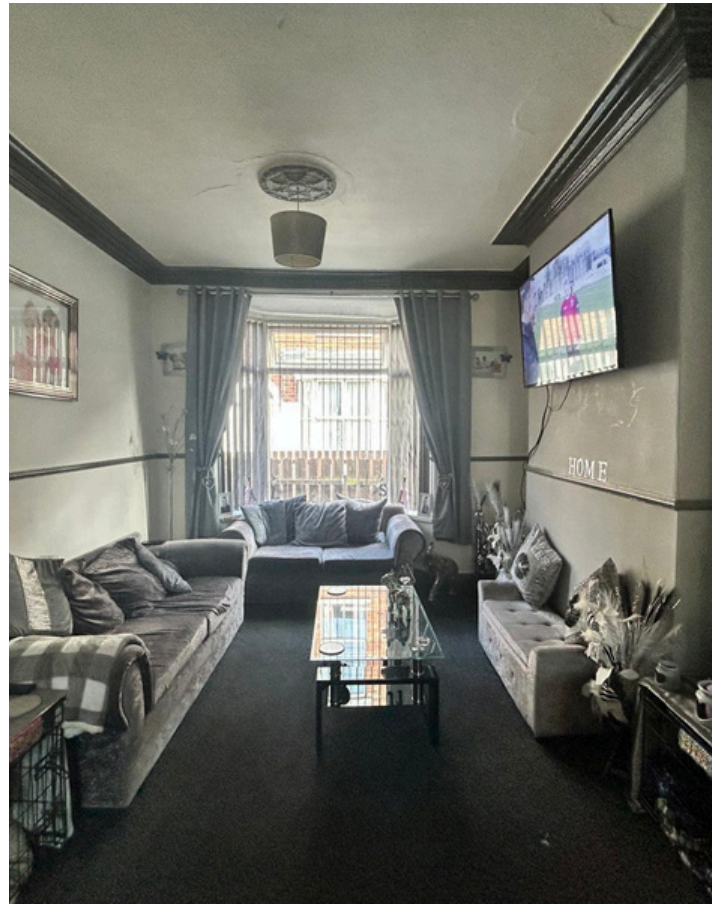


About The Property

Hello, so today we have our latest investment property available, this large 2 bed BTL is located in a popular residential area close to all amenities and transport links. The property is sold with long term tenants in situ, who have made this a lovely family home. Sold as a turnkey property investment with lettings and management in place, note that a rent review underway.

Summary

- **Purchase Price: £68,000**
- **New Instruction 14th July 2025**
- **Deal: Turnkey Investment Opportunity**
- **Property Reference: 0364**
- **Location: Hull HU3**
- **Type: Large 2 Bed BTL**
- **Status: Long Term Tenants in Situ**
- **Current Rent: £450**
- **Proposed Rent: Rent Review taking place with Landlord / Agent**
- **Tenure: Freehold**
- **EPC Rating: D-61**
- **Size: 68 SQM Based on EPC**
- **Council Tax Band: A**
- **Lettings & Management: 11% + Vat**
- **Letting & Management to Stay with current Agent**
- **Certificates: All Compliant / Certificates with Agent**
- **Works: Cosmetic ... See Below**
- **Zoopla Estimate: £82,000**
- **Floor Plans: Not currently available**
- **Photos Available upon request**



Location

Located in a popular rental of West Hull with easy access to Hessle Road / Anlaby Road and just a short drive to 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

Current rental £450 PCM

As mentioned, long term tenants ... currently have a rent review underway but at the moment I'm unable to confirm the exact rent increase. But can confirm the tenants wish to stay and a rent increase is due and should be in place for any new owner.

Land

Yard at the rear.

Works

Cosmetic, some upgrade but nothing major that I'm aware of. The exterior could do with painting and ventilation in the rear storage room off the kitchen.

Keys / Access / Viewings

Viewings to be agreed with letting agent

Please Note:

Arrangement Fees will Apply

Photos taken 2nd July 2025 - Other photos on file

Reason for Sale: Overseas Landlord looking to sell



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.