



Auction

3 bed terraced house to buy in

Waveney Road, Hull, East Riding of Yorkshire, HU8 9ES

£79,000 Starting Bid

H x3 **D x1** **B x1**

Tenure

Freehold

Driveway parking

Property features

- ✓ Being sold via Secure Sale, Terms and Conditions Apply
- ✓ Three-Bedroom Mid-Terrace
- ✓ Currently Let at £625pcm
- ✓ Long-Term Tenants Wishing to
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

Description

This smartly presented three-bedroom mid-terrace property is offered for sale by auction and represents an excellent investment opportunity with immediate income.

Currently let at £625 per calendar month, the property produces a strong gross yield in excess of 9%, making it an attractive addition to any investor's portfolio. The property is occupied by reliable, long-term tenants who have expressed a clear desire to remain and have notably invested in improving the property at their own expense, both their commitment and the home's suitability for continued tenancy.

The accommodation briefly comprises entrance hall, comfortable living room, and a fitted kitchen with a range of units. To the first floor there is a landing leading to three well-proportioned bedrooms and a bathroom fitted with a smart white suite. Further benefits include UPVC double glazing and a gas central heating system, ensuring efficiency and comfort throughout. Externally, the property enjoys a driveway to the front providing off-road parking, along with pleasant rear gardens.

A ready-made investment opportunity with income from day one, strong tenant stability, and scope for future growth.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £79,000

Property Type: Terraced House

Parking: Driveway

Year built: 1955

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

134 High Street, Peterborough, Cambridgeshire, PE2 8DP, www.mandairs.co.uk

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