



## 20 Brooklyn Street Hull

**£130,000**  
**Freehold**

Exceptional Investment Opportunity: 4-Bedroom Property

### Financial Highlights:

Gross Rental Income: £19,500 per annum

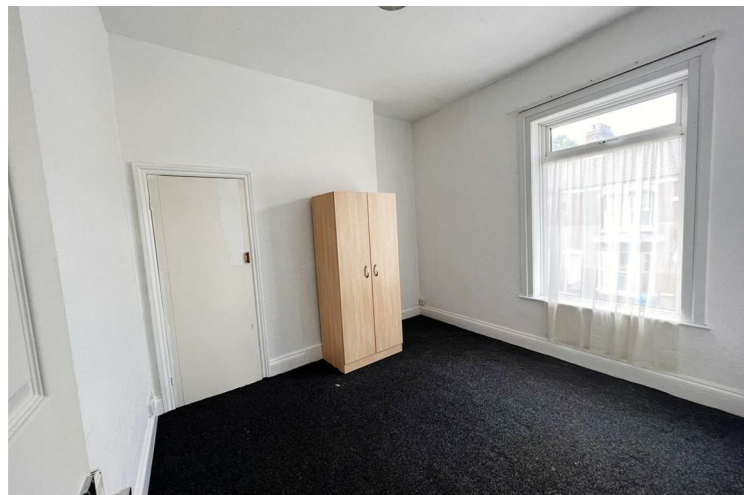
Gross Yield: A remarkable 15%, ensuring a high return on investment.

Tenants moved in 23.06.2023 and paying £375 per week, bills inclusive (the tenants pay council tax)

Energy Performance Certificate (EPC) Rating: C, indicating good energy efficiency and lower utility bills.

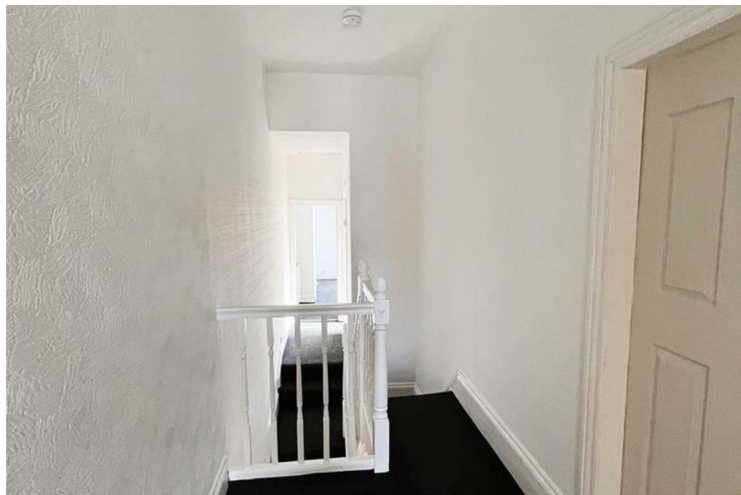


• Buy to Let • Gross Rental Income per year £19,500 • Gross Yield 15% • 4 bedroom • Popular Location • EPC rate C









## Additional Information

**Local Authority** -  
**Council Tax** - Band  
**Viewings** - By Appointment Only

**Floor Area** - sq ft  
**Tenure** - Freehold

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Tulip Hull  
105-107 Cottingham Road  
Hull  
HU5 2DH

01482 346366  
contact@tulipg.co.uk

