



**12 Raglan Street**

**£95,000**  
**Freehold**

- Total Net Rent per annum £7,800
- Council Tax Band A
- EPC rate D
- Net Yield 8.21%
- Hull City Council



## Investment Opportunity

A spacious 4 bed house with central heating and UPVC windows currently let to a family.

Situated in the popular area of Newland Avenue, the property is in close proximity to shops & restaurants, with good bus links to both the City Centre & University.

The property comprises

Entrance

Bedroom 1/Living room

Dining room

Kitchen

Bathroom

Access to good size garden

First floor

3 good size bedrooms

The property is currently let to a family.

Tenancy started 18/06/2021, currently periodic tenancy

£650 pcm bills exclusive

Total Net Rent per annum £7,800

Net Yield 8.21%

Council Tax Band A

Hull City Council

EPC rate D

The pictures show the house when it was vacant to protect the tenants privacy and not to show their belongings, the property is currently tenanted



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	65
(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

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