



**416 Beverley Road
Kingston Upon Hull**

**£130,000
Freehold**

- Investment opportunity
- Potential yield 14.32%
- EPC - Rated E
- Potential rental income of £1850+ per month when converted into two flats
- Situated in a desirable location



Investment Opportunity

An exciting investment opportunity to acquire a spacious property with excellent potential for conversion into two self-contained flats. Situated in a desirable location, this property offers strong rental yields and a versatile layout ideal for investors.

Property Layout:

Ground Floor (Proposed Flat 1 – £600pcm)

- 1 Spacious Bedroom
- 1 Living Room
- 1 Kitchen
- 1 Bathroom
- Direct Garden Access

First Floor (Proposed Flat 2 – £100 per room per week - Potential £1299pcm)

- 3 Bedrooms
- 1 Living Area
- 1 Kitchen
- 1 Bathroom

Investment Potential:

Potential rental income of £1850+ per month when converted into two flats

Strong demand for rental properties in the area

Opportunity to enhance value through refurbishment and conversion

This property presents an ideal opportunity for investors looking to maximize rental income through a multi-unit strategy.

Whether you're a seasoned landlord or new to the market, this is a fantastic chance to generate strong returns.

Don't miss out – contact us today to arrange a viewing on 01482 445588



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		
	54	78
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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