



## 60 Clough Road Hull

**£115,000**  
**Freehold**

- Investment property
- Yield 17.86%
- Reliable tenants in place under a periodic AST tenancy since October 2020.
- Turnkey Investment – Immediate income with tenants already in place.
- £25,540 gross income pa
- Currently Let to a family
- Bills Inclusive Rent – Tenants pay £395 per week, providing consistent returns.





High-Yield Investment Property – Clough Road, Hull  
16.32% Gross Yield | £20,540 Annual Rental Income | Fully Let to Working Tenants

An exceptional turnkey investment opportunity in Hull! This mid-terraced property is fully tenanted, generating an impressive rental return. With long-term, working tenants in place under a standard AST tenancy (periodic) since October 2020, this is a hassle-free investment with immediate income.

**Property Features:**

Spacious & Well-Laid Out Accommodation  
Fully Let to Working Professionals – Reliable Rental Income  
Strong Rental History Since 2020  
Small Garden – Low Maintenance

**Layout:**

**Ground Floor:**

- Entrance Hall
- Modern Kitchen
- Rear Utility Room
- Comfortable Living Room
- Bedroom 1
- Small Garden

**First Floor:**

- Bedroom 2
- Bedroom 3
- Bedroom 4
- Bathroom

**Investment Breakdown:**

- Weekly Rent: £395 (Bills Inclusive)
- Annual Rental Income: £20,540
- Gross Yield: 16.32% – Excellent Return!

This property offers a high-yield, low-risk investment in a sought-after rental location.

For further details or to arrange a viewing, contact:

[sales@tulipg.co.uk](mailto:sales@tulipg.co.uk)

Invest Smart. Invest in Hull.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(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](mailto:contact@tulipg.co.uk)

