



4 Rosedene Villas, Raglan Street

£110,000

Freehold

- 3 bedroom end of terrace
- £625 PCM rental income
- £7,500 annually Gross yield of 6.82%
- Let to a long-term family since October 2021
- Sought-after HU5 location near Newland Avenue
- Turnkey investment with tenants in situ



3 Bed Tenanted Investment Property | Gross Yield 6.82%

A spacious three-bedroom end-terrace house located just off Newland Avenue, one of Hull's most vibrant and popular areas. Close to an array of independent shops, restaurants, bars and cafes, this property also offers excellent bus links to both Hull City Centre and the University of Hull, making it a highly desirable location for tenants.

This property is being sold as a tenanted investment, with a long-term family in situ under a single tenancy agreement (bills exclusive). The tenants moved in October 2021 and currently pay £625 per calendar month, generating a total annual rental income of £7,500. Based on the asking price, this offers a gross yield of approximately 6.82%.

The property benefits from gas central heating, UPVC double glazing, a modern fitted kitchen, and a recently updated bathroom with shower and screen. It also offers a spacious living and dining area, and a low-maintenance rear yard.

The property has recently had a full damp proof course completed and also benefits from a new boiler installed less than two years ago – both significant upgrades that add long-term value and appeal.

Accommodation:

Ground Floor:

Entrance hallway

Living room

Dining room

Modern fitted kitchen

Bathroom with bath, shower & screen

Door to rear yard

First Floor:

Bedroom 1 (double)

Bedroom 2 (double)

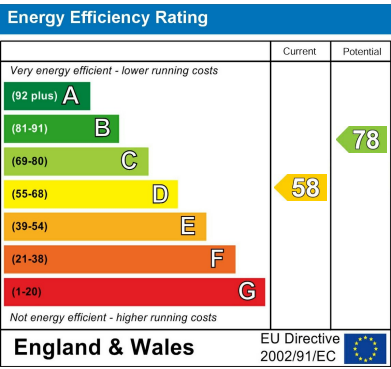
Bedroom 3 (single)

Additional Information:

Council Tax Band: A (Hull City Council)

EPC Rating: D

Freehold



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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