



11 Walgrave Street Hull

£130,000
Freehold

- 3 bedrooms
- Fully Let for Academic Year 2025/2026
- Letting Period: 10 months + 3 days (~43.4 weeks)
- £110 pppw
- Total Income: £14,520
- Yield: 11.17%



This spacious and well-maintained 3-bedroom terraced house offers a fantastic opportunity for investors looking to expand their student property portfolio. Situated in the heart of Hull's most popular student area and only a 10-minute walk to the University of Hull, this property is consistently in high demand.

Boasting a huge open-plan lounge, kitchen, and dining area, it's the perfect space for socialising, group meals, and entertaining guests. Each bedroom is of a good size, fully furnished with comfortable beds and study stations, and there's even a spare room for storage or flexible use.

- Key Features:
- 3 Double Bedrooms – Spacious, well-equipped, and student-ready
 - Spare Room – Ideal for storage or as an extra study space
 - Large Lounge/Kitchen/Diner – Open-plan and sociable layout
 - Fully Let – Reliable income from established tenants
 - Only 2 Minutes' Walk to shops, takeaways, cafes, and transport links
 - 10 Minutes' Walk to the University of Hull

Rental Income & Yield:

Academic Year 2024/25 - fully let

Rent: £105 pppw

Letting Period: 48 weeks

Total Income: £15,120

Yield: 11.63%

Academic Year 2025/26 - fully let

Rent: £110 pppw

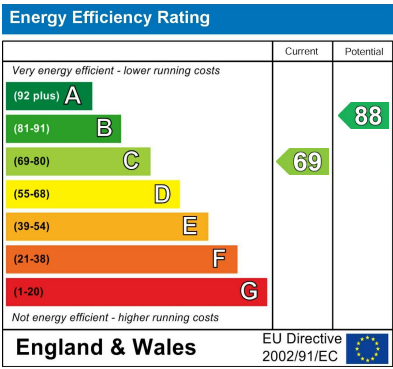
Letting Period: 10 months + 3 days (~43.4 weeks)

Total Income: £14,520

Yield: 11.17%

Summary:

An ideal turn-key investment for landlords looking for steady rental income in a prime student area. With modern features, a strong tenancy track record, and growing rent for the next academic year, the property offers great value and long-term returns.



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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