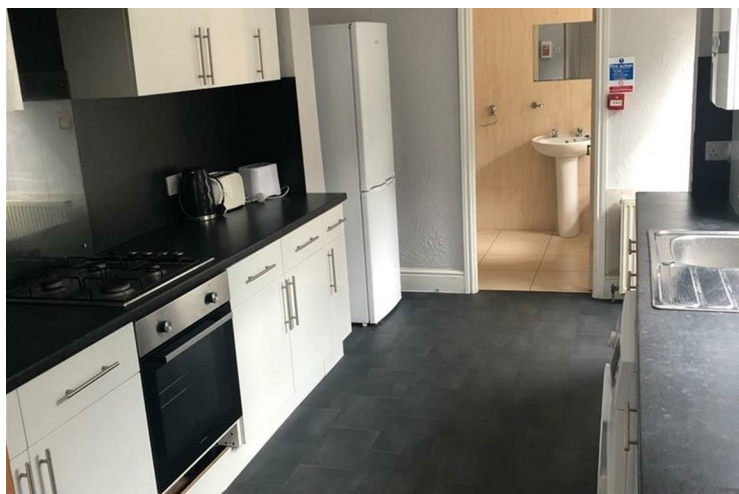




## 2 Melbourne Street Hull

**£115,000**  
**Freehold**

- High-Yield 4-Bedroom Student Property
- Rental Income: £18,640 per annum
- EPC rating (D)
- Gross Yield: An impressive 16.2% PA
- Council Tax Band: A
- Fully let



Investment Opportunity: High-Yield 4-Bedroom Student Property

Location: Prime student area close to universities, amenities, and public transport links.

Property Features:

4 Spacious Bedrooms: Well-sized rooms, perfect for student tenants seeking comfort and privacy.

Modern Kitchen: Fully equipped with modern appliances, ample storage, and a dining area.

Living Area: A cozy communal space for socializing and relaxation.

Financial Highlights:

Rental Income: £18,640 per annum

Gross Yield: An impressive 16.2% PA, ensuring a strong return on investment.

Council Tax Band: A

Location Benefits:

Proximity to Universities: Walking distance to Hull University

Amenities: Close to shops, cafes, restaurants, and recreational facilities, enhancing tenant satisfaction.

Transport Links: Excellent public transport connections, including bus routes providing easy access to the city and beyond.

Investment Advantages:

Consistent Demand: Situated in a sought-after student area, ensuring high occupancy rates year-round.

Low Running Costs: With a manageable council tax band (A) and a respectable EPC rating (D), operational costs remain economical.

Future Growth Potential: The thriving student population and ongoing developments in the area suggest potential for future capital appreciation.

Additional Information:

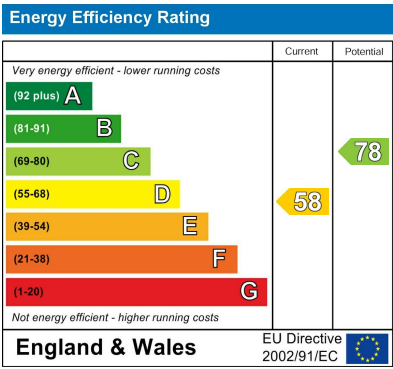
Furnished: The property comes fully furnished, ready for immediate tenancy.

Management Services Available: Professional property management services can be arranged by us ensuring hassle-free investment.

Why Invest?

High Yield: Achieve an attractive gross yield of 16.2% per annum.

Stable Income: Generate reliable rental income



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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