



12 Dorset Street, Hull, HU4 6PP

£95,000

Investment Opportunity – Three-Bedroom Mid-Terraced Home with Tenant in Situ | No Onward Chain

We are pleased to present to the market this well-maintained three-bedroom mid-terraced property, an ideal opportunity for buy-to-let investors looking for a turnkey investment in a popular and established residential location.

The property is being sold with no onward chain and comes with a tenant in situ, providing immediate rental income from day one – perfect for those looking to expand their portfolio or enter the rental market with minimal fuss.

#### Property Features:

Three spacious bedrooms

Bright and airy lounge area

Well-appointed kitchen

Family bathroom

Enclosed rear yard/outdoor space

Gas central heating & double glazing throughout

The interior is well-presented and neutrally decorated, allowing for minimal maintenance and a welcoming living space for tenants. The layout provides a practical and comfortable home, appealing to a wide range of potential renters.

#### Location Highlights:

Situated in a sought-after residential area, the property benefits from close proximity to a range of local shops, schools, and everyday amenities. Excellent public transport links are within walking distance, making commuting to the city centre straightforward and convenient.

Whether you're a seasoned landlord or a first-time investor, this property offers a fantastic opportunity to secure a reliable, income-generating asset in a high-demand rental location.

#### Additional Information:

##### Measurements:

Lounge 7.59m x 3.68m

Kitchen 3.25m x 3.07m

Bed 1 4.8m x 3.45m

Bed 2 3.38m x 3.05m

Bed 3 3.07m x 1.93m

Tenure: Freehold (confirm with solicitor)

Tenant Status: Tenant in situ – details available on request

EPC Rating: D

Council Tax Band: [Insert band if known]

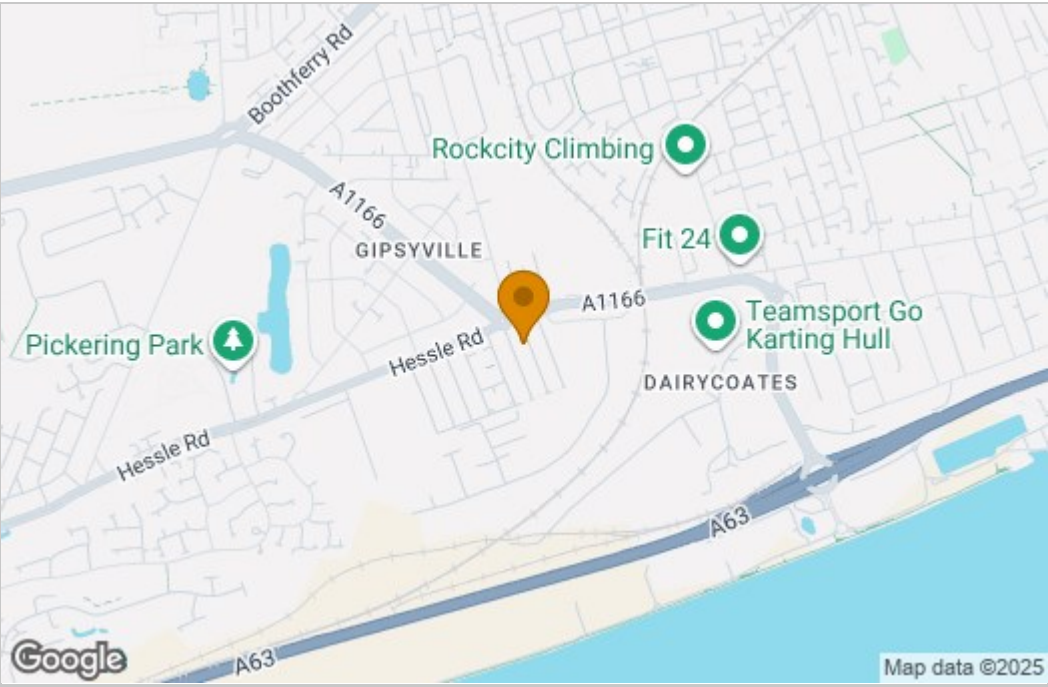
Rental Yield Potential: 750pcm

Floor Plan

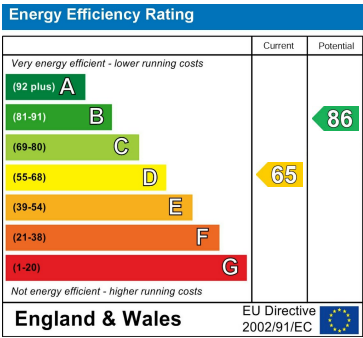


DRAFT FLOOR PLAN - AWAITING VENDOR'S APPROVAL

Area Map



Energy Efficiency Graph



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