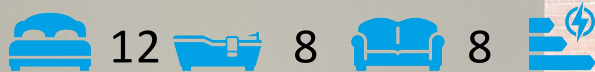




## 42 to 44 Peel Street, Kingston Upon Hull, HU3 1QR Offers Over £475,000



### INVESTMENT PROPERTY FOR SALE

This impressive block of flats presents a remarkable investment opportunity. Comprising eight fully tenanted flats, this property boasts a strong rental history, making it a turn-key investment with no immediate works required.

The building features an expansive layout with eight reception rooms, providing ample space for residents to enjoy. With twelve well-appointed bedrooms and eight bathrooms, this property is designed to accommodate a variety of tenants, ensuring a steady income stream.

One of the standout features of this property is the private off-street car park, which offers parking for up to eight vehicles, a significant advantage in urban living. This amenity not only enhances the appeal of the flats but also adds to the convenience for residents.

This block of flats is an excellent choice for investors seeking a reliable and profitable addition to their portfolio. With its prime location, strong rental history, and the ease of management that comes with a fully tenanted property, this opportunity is not to be missed. Whether you are an experienced investor or new to the property market, this block of flats on Peel Street is sure to meet your needs and expectations.

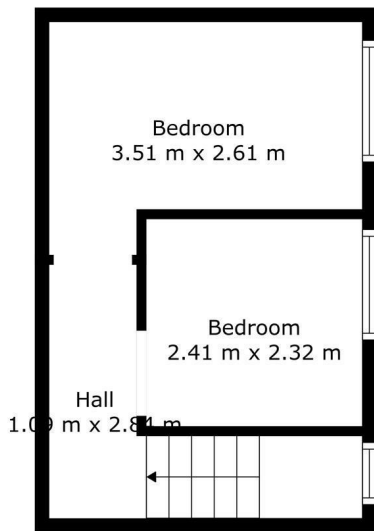
Currently achieving an annual gross income of £49,140, tenants pay their own utilities meaning minimal running costs. That is a gross return of 10.3%.

PLEASE NOTE: All information regarding the property is provided to us by vendor or a vendor representative, any information provided must be verified further and it is important you carry out your own due diligence to confirm this is fully correct.

### VIEWING

To arrange a viewing on this property or require further information please contact one of our team on 01482 342445

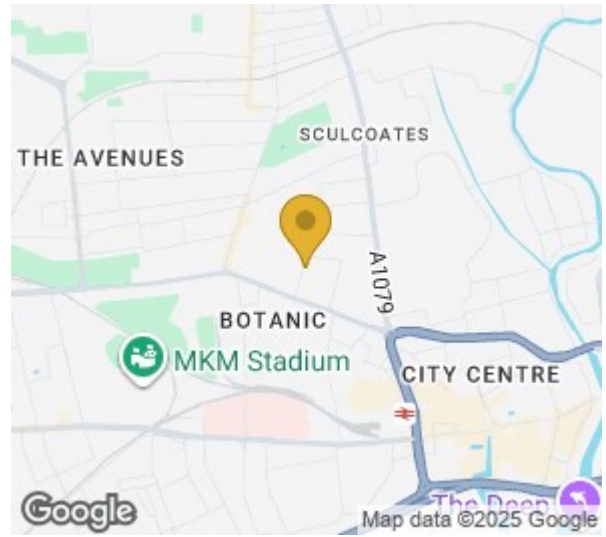




Flat 2

**TOTAL: 101 m<sup>2</sup>**  
FLOOR 1: 81 m<sup>2</sup>, FLOOR 2: 20 m<sup>2</sup>  
EXCLUDED AREAS: PORCH: 7 m<sup>2</sup>, PATIO: 1 m<sup>2</sup>  
WALLS: 10 m<sup>2</sup>

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.