



Fossdale Close, Hull, East Yorkshire, HU8 9UB

OFFERS IN EXCESS OF £125,000



01752 875075

Please submit all offer to: louis.lopez@hindheadproperty.com (kindly include a copy of photographic I.D. and proof of funds for anti-money laundering purposes).

FOSSDALE CLOSE, HULL, HU8 9UB



Hindhead Property is delighted to present this modern red brick two bedroom family home, ideally suited to first time buyers looking to add their own style as they step onto the property ladder, or seasoned and debut buy to let investors seeking a strong performing addition to their portfolio. Offered with no onward chain and priced competitively at O.I.E.O. £125,000, this is a must view opportunity.

Situated within a quiet residential cul de sac in the popular HU8 postcode, the property requires only light cosmetic improvement and offers well balanced, practical accommodation throughout. The ground floor comprises a bright and comfortable living room with space for both relaxing and dining, alongside a fitted kitchen offering ample storage and worktop space with access to the rear garden.

To the first floor are two well proportioned bedrooms, both offering good natural light, along with a family bathroom fitted with a white suite. Externally, the property benefits from a private rear garden, ideal for outdoor seating, pets, or low maintenance enjoyment, with convenient parking located close by.

Investor & Rental Potential

Two bedroom homes in this location remain in consistent demand. Based on current local rental evidence, an anticipated rental income of £700 per calendar month is considered achievable. This provides an annual income of £8,400, equating to an attractive 6.7% gross yield based on the asking price, making the property a compelling option for investors.

Location

Fossdale Close is well positioned for local shops, amenities, and schooling, with everyday conveniences within walking distance. Regular public transport links operate nearby, providing easy access into Hull city centre, approximately 3 miles away, as well as surrounding areas. Green spaces and recreational areas are also close at hand, further enhancing the appeal for both homeowners and tenants.

Summary

Whether you are a first time buyer seeking an affordable home with scope to personalise, or an investor looking for a solid buy to let opportunity in a proven rental location, this property offers excellent value and potential.

Early viewing is highly recommended.

SECTION 21 OF THE ESTATE AGENTS ACT 1979

*In accordance with Section 21 of the Estate Agents Act 1979, we are obliged to disclose that the owner of this property has a personal connection to Hindhead Property or one of its employees.

Disclaimer:

Prospective buyers and tenants are strongly advised to carry out their own inspections, surveys, and legal due diligence before entering into any agreement.

Hindhead Property Limited accepts no liability for loss or damage arising from reliance on these particulars.

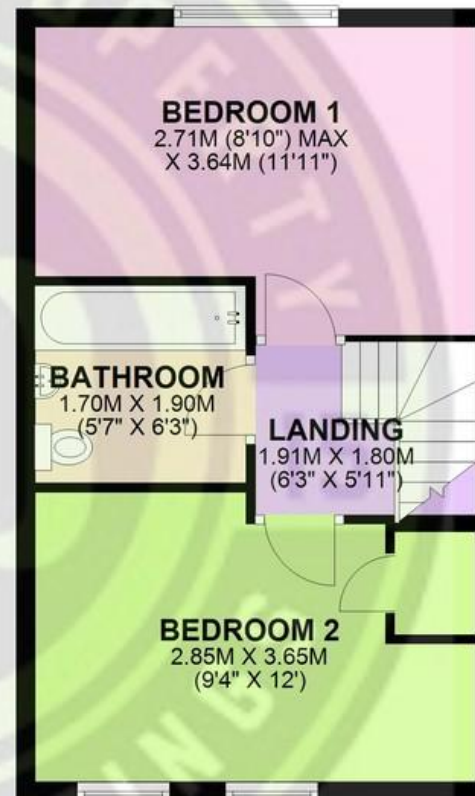
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GROUND FLOOR

APPROX. 43.3 SQ. METRES (465.9 SQ. FEET)



FIRST FLOOR

APPROX. 33.5 SQ. METRES (360.5 SQ. FEET)

TOTAL AREA: APPROX. 76.8 SQ. METRES (826.4 SQ. FEET)

The floor plans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Copyright Hindhead Property Limited 2023.

Plan produced using PlanUp.

HU8 9UB

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