



Southcoates Lane, Hull

£130,000

Key Features

- ✓ Investment Opportunity
- ✓ Two generous reception rooms
- ✓ Three Bed Terrace
- ✓ Tenant in Situ paying £650 PCM
- ✓ Freehold
- ✓ EPC rating D

3  0  2 

 **northwood**
Over & Above



Welcome to this charming three-bedroom terraced house, presented in good condition and perfect for investors looking to expand their portfolio. Sold with tenant in situ paying £650 PCM generating a yield of 6% Situated in a fantastic location, you'll find excellent public transport links right on your doorstep, along with reputable nearby schools, local amenities, and lovely green spaces to enjoy.

As you step inside, you'll discover a warm and inviting atmosphere, featuring two generous reception rooms, ideal for relaxing with family or entertaining friends. The property also boasts a functional kitchen conveniently located to serve both dining and living areas.

Upstairs, there are three bedrooms, including a spacious double bedroom and two singles, catering well to families or those wishing to have flexible study or hobby spaces. Of special note, Bedroom 2 has been creatively separated into two separate rooms by the current tenant, providing even more versatility for your needs—whether it's additional guest space, a home office, or simply more privacy.

The house is rated EPC D, helping you manage energy bills efficiently. It also falls within Council Tax Band B, offering great value for its size and location. Being ideal for investors, this property represents a brilliant opportunity, whether you're looking for a rental investment or to put down roots in a vibrant





community with easy access to everything you need.

Don't miss your chance to view this delightful property—book your viewing today and see for yourself all that it has to offer!

Location

This property is located in East Hull within easy reach to amenities, good Schools and Academies within a convenient proximity to the property and regular public transport links provide easy access to the City Centre and surrounding areas.

External Approach

To the front of the property there is a iron fence surrounding the boundary.

Entrance Hall

Entry via a wooden door into the spacious hallway with stairs leading to the first floor and leading too...

Lounge

12.8m x 11.1m (42'0" x 36'5")

With UPVC double glazed bay window overlooking the front of the property providing a view of the street. The spacious lounge has wood effect laminate flooring, white fire surround and radiator.

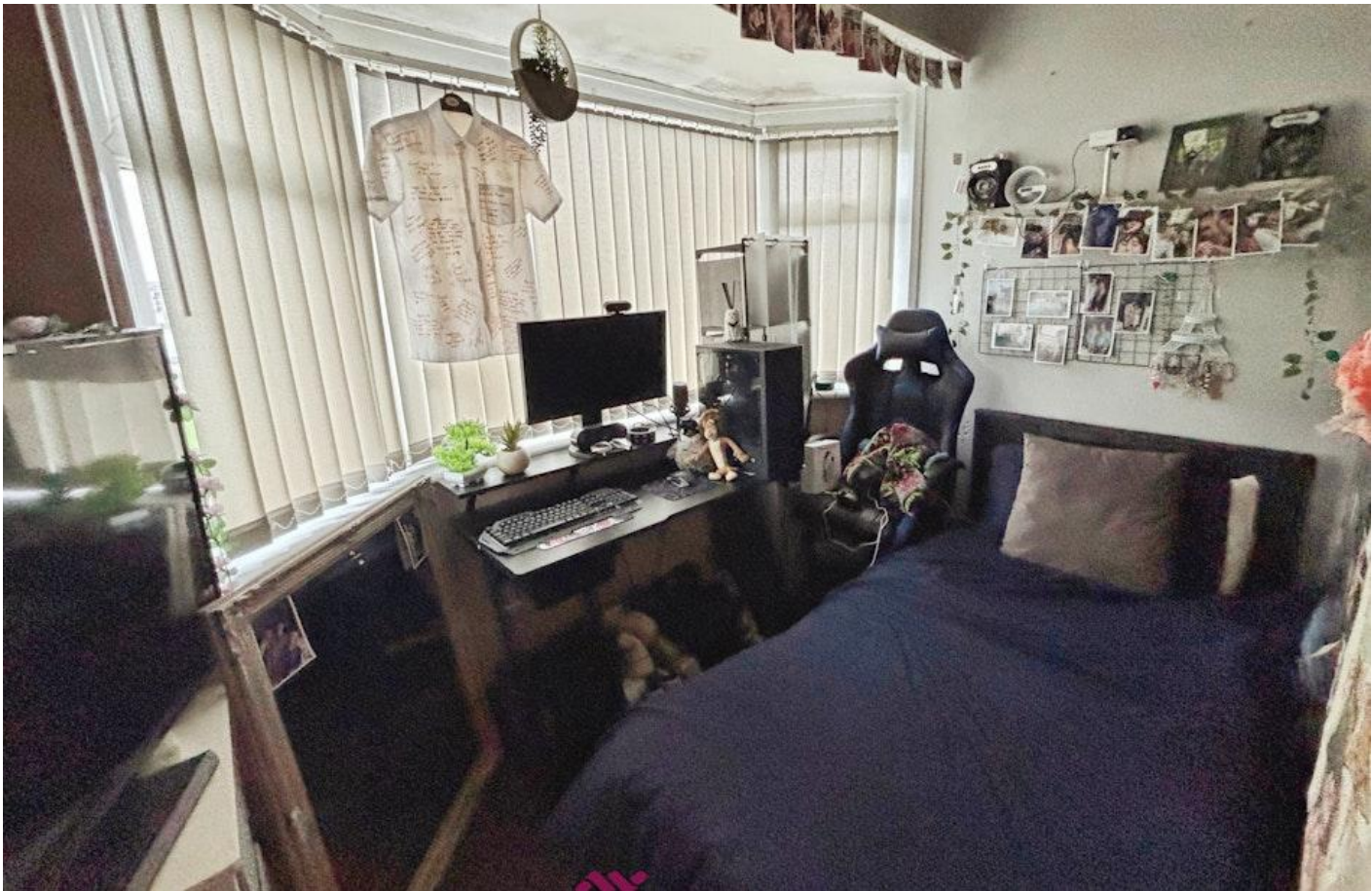
Dining room

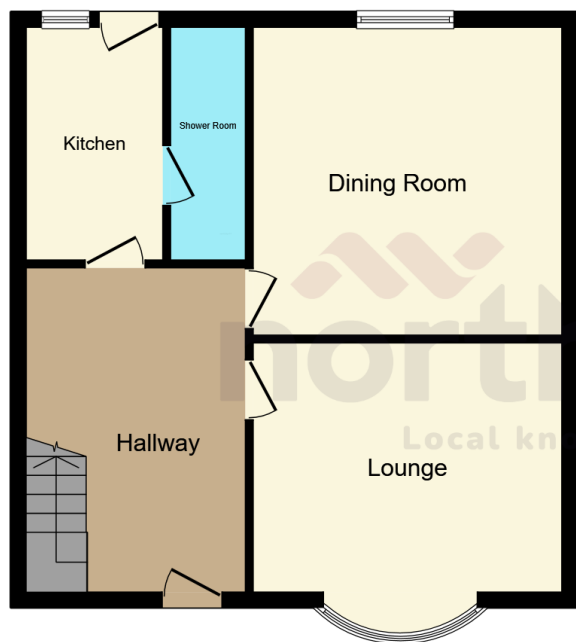
12.8m x 11.1m (42'0" x 36'5")

With UPVC double glazed window overlooking the rear of the property with a view of the garden. The spacious dining room has wood effect laminate flooring, with white fire surround and radiator.

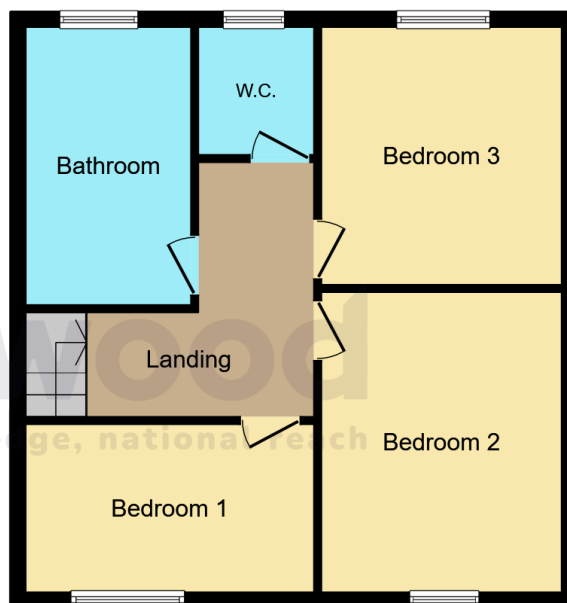
Kitchen

18.1m x 5.4m (59'5" x 17'8")





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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