



Dudley Avenue, Mayfield Street
Hull

Guide Price £60,000 – £65,000

WIGWAM

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- Gross yield 12.5%
- No chain
- 2 large bedrooms
- Popular BTL area

Introducing this 2-bedroom mid-terraced house, an ideal opportunity for investors seeking a property in an area very popular with tenants.

Downstairs, this property features a large neutrally decorated living room/diner, with a good-sized kitchen to the rear. There is also a low-maintenance patio-style yard outside.

Upstairs, there are two large bedrooms capable of housing a small family, and a family bathroom with a modest 3-piece bathroom suite.

This property is located a short walk from both Hull City Centre and Pearson Park, making it ideal for professional couples or small families.

The property requires some minor decoration updates, but could be brought to the market fairly quickly. An approximate rental valuation would be £625, providing a gross yield of 12.5%.





Living room

10' 10" x 11' 1" (3.30m x 3.39m)

With a single bay window to the front, neutrally decorated walls and carpet flooring.

Dining room

11' 6" x 11' 1" (3.50m x 3.39m)

With a window to the rear and a door leading to both the hallway and kitchen, the floor is carpet.

Kitchen

14' 1" x 6' 3" (4.30m x 1.90m)

Fitted units on 2 walls, this room is ready for new flooring to be installed.

Bedroom 1

7' 3" x 5' 3" (2.20m x 1.60m)

Neutrally decorated with carpet flooring, this room has a built-in storage cupboard, radiator and window.

Bedroom 2

12' 2" x 9' 6" (3.70m x 2.90m)

Neutrally decorated with carpet flooring, this room has a radiator and single window.

Bathroom

7' 3" x 5' 3" (2.20m x 1.60m)

With a single window and a plain white sink, bath with shower attachment and a pedestal sink.

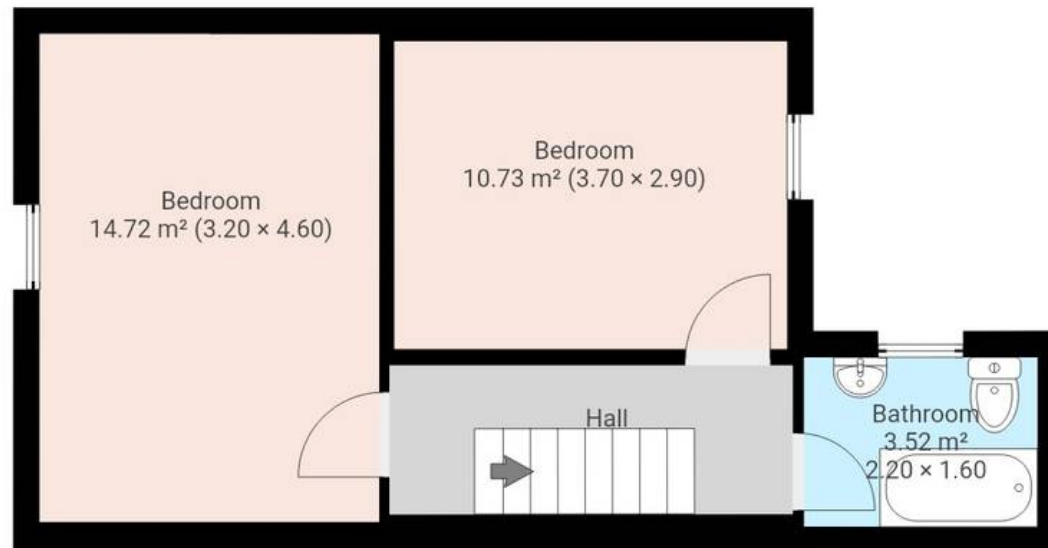
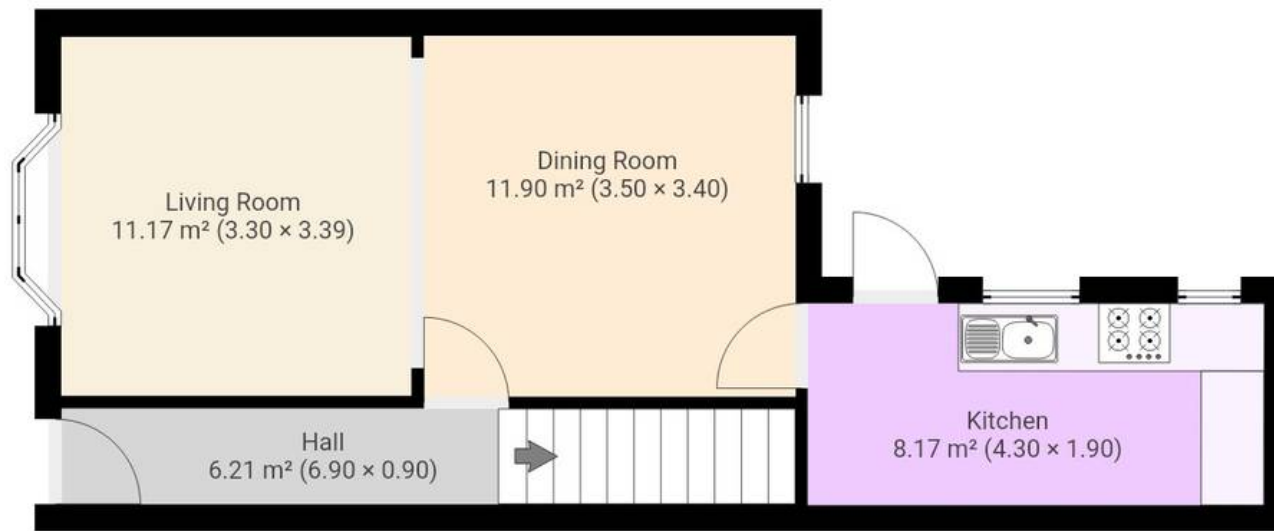


Council Tax band: A

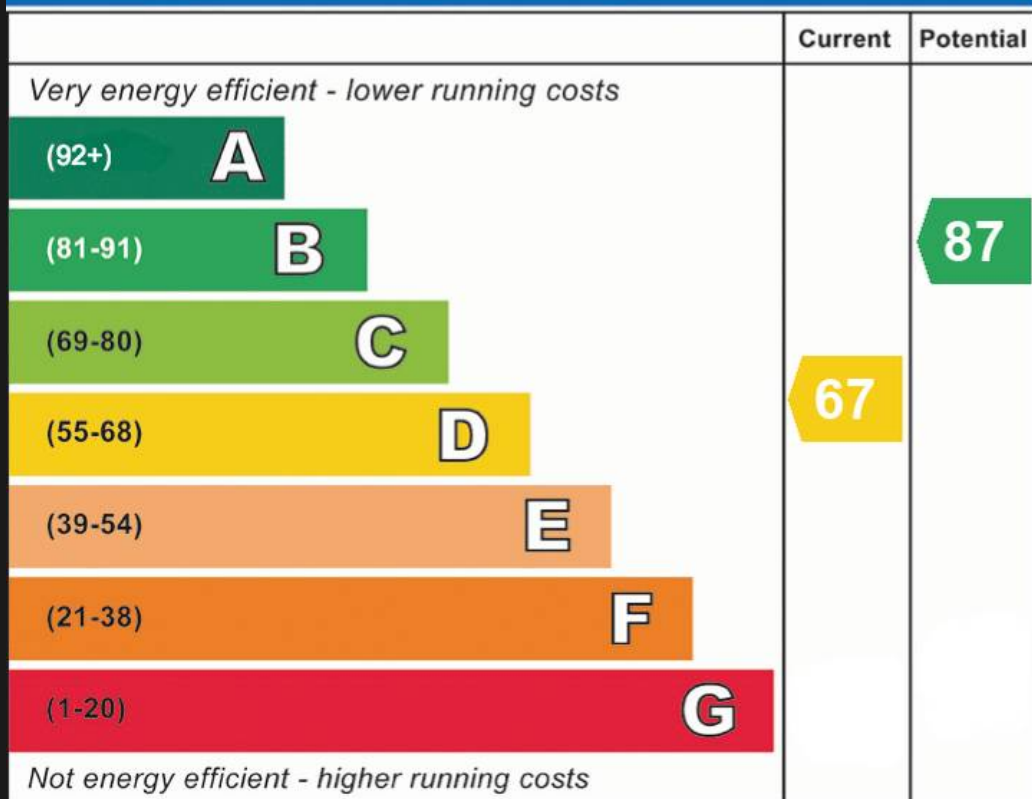
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Energy Efficiency Rating

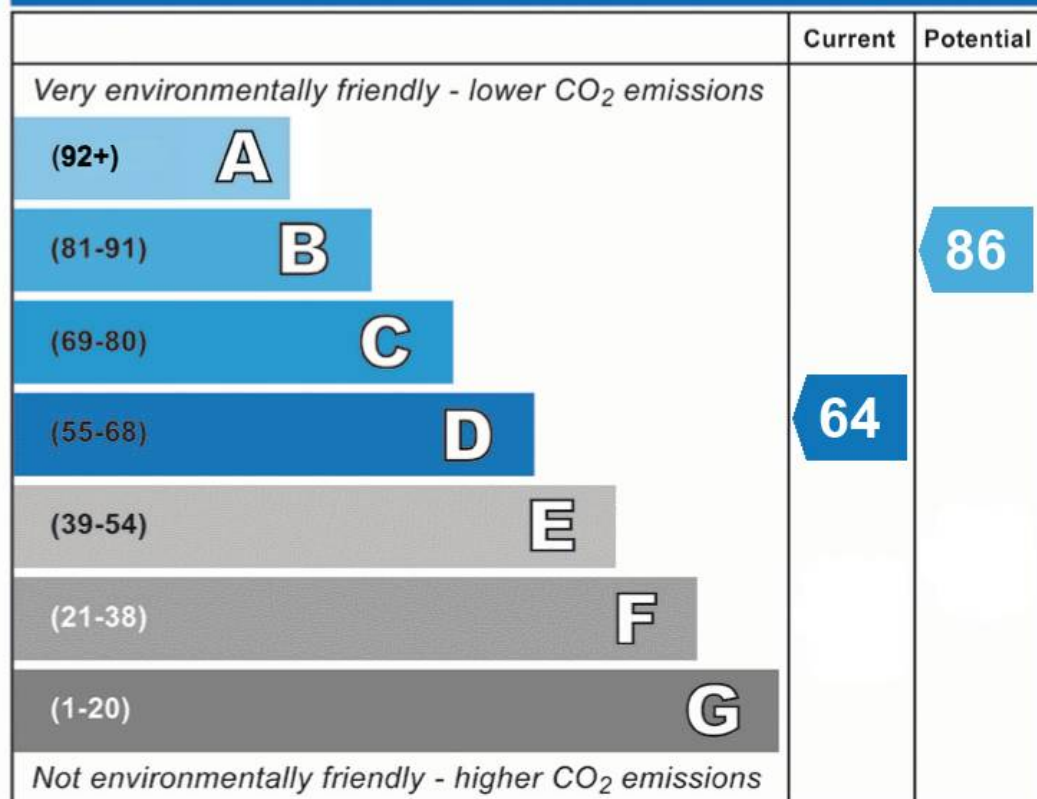


England, Scotland & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating



England, Scotland & Wales

EU Directive
2002/91/EC



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