



Winslade Crescent Perth Street
Hull

Guide Price **£70,000 – £75,000**

WIGWAM

Guide price £70,000 – £75,000 – Situated in a sought-after location, this 2-bedroom mid-terraced house offers a fantastic opportunity for both first-time buyers and investors alike. The freehold property boasts a convenient location close to amenities, and with no chain.

Downstairs, the property features an entrance porch that leads to the living room. A kitchen, that leads to the porch for the rear courtyard and downstairs bathroom.

The two bedrooms are generously proportioned, providing comfortable living spaces, and additional storage space, with a new boiler that was fitted in September 2025.

Currently tenanted, with a market rent of £575, this offers investors a gross yield of 9.2%, based on a purchase price of £75,000.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

- 2 Bedroom Mid-terraced house
- New boiler fitted September 2025
- Freehold
- Close to amenities
- Great investment opportunity
- No chain





Living room

13' 8" x 14' 1" (4.17m x 4.30m)

With carpet, feature fire place, radiator. windows, and door to porch.

Kitchen

9' 2" x 14' 1" (2.80m x 4.28m)

With laminate flooring, kitchen units, storage cupboard, radiator, and large window.

Bathroom

With laminate flooring, bath with shower attachment, toilet, wash basin on pedestal, and large frosted window.

Bedroom 1

11' 10" x 12' 7" (3.61m x 3.84m)

With carpet, built in storage, radiator, and 2 windows.

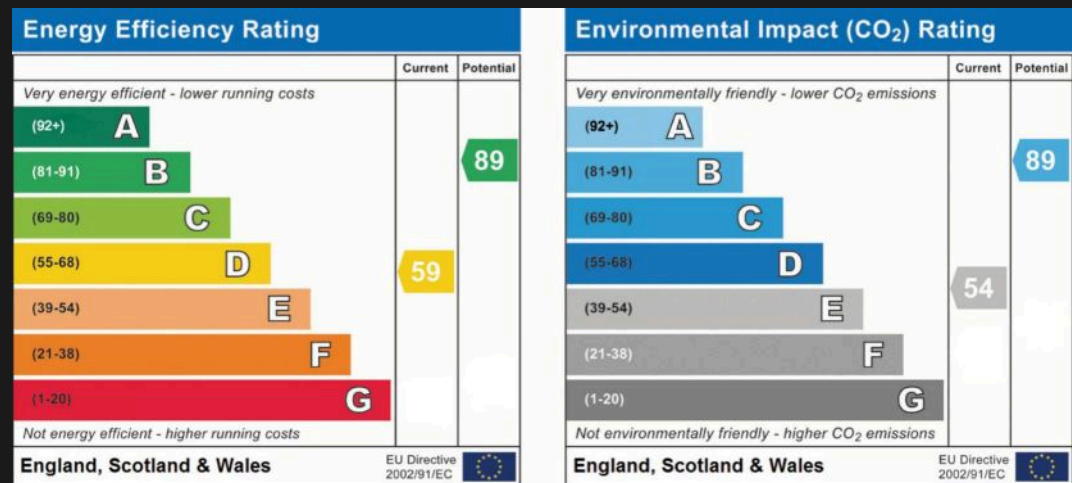
Bedroom 2

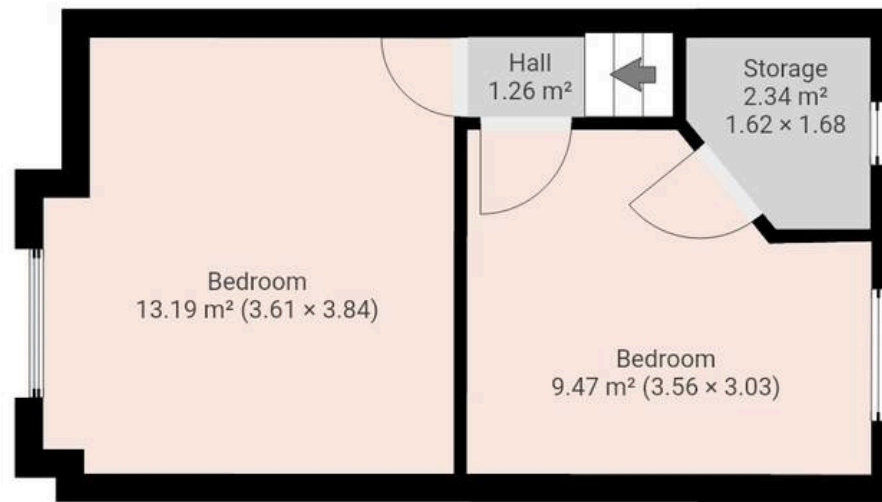
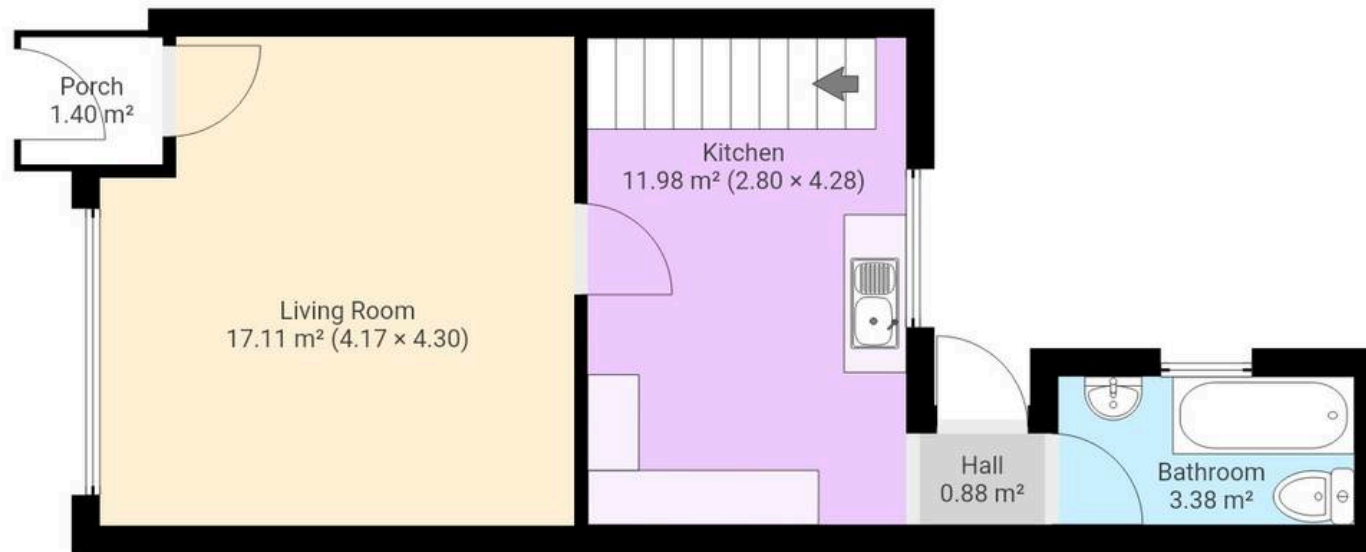
11' 8" x 9' 11" (3.56m x 3.03m)

With carpet, additional storage room housing new boiler fitted in September 2025, window, and radiator.









Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England, Scotland & Wales

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