



**Suffolk Street, Hull HU5 1PJ**

**Welcome to**

**Suffolk Street, Hull**

William H. Brown are delighted to market this 4 bedroom HMO investment opportunity! The property is fully let and achieving an annual income of £20,800 and a yield of 13.8%!



**Entrance Hall**

Double glazed entrance door to the front and a radiator.

**Lounge**

13' 11" max x 12' 7" max ( 4.24m max x 3.84m max )  
Double glazed bay window to the front and a radiator.

**Bedroom 3**

12' 2" x 10' 10" max ( 3.71m x 3.30m max )  
Double glazed window to the rear and a radiator.

**Kitchen/ Diner**

22' 6" max x 10' 1" ( 6.86m max x 3.07m )  
Fitted kitchen with a range of wall and base units, 4 ring gas hob with hood over, plumbing for an automatic washing machine, boiler, two radiators, tiled floors, two double glazed windows to the side, double glazed window to the rear and double glazed door to the side.

**Landing**

Split level landing with access to the loft.

**Bedroom 1**

11' 3" x 16' 6" max ( 3.43m x 5.03m max )  
Two double glazed windows to the front and a radiator.

**Bedroom 2**

12' 2" x 10' 9" max ( 3.71m x 3.28m max )  
Double glazed window to the rear, recess storage and a radiator.

**Bedroom 4**

11' 5" max x 10' 2" max ( 3.48m max x 3.10m max )  
Double glazed window to the rear and a radiator.

**Bathroom**

Bathroom with corner shower, pedestal wash hand basin, low level W/C, radiator, extractor fan, tiled walls, tiled floor and double glazed window to the side.

**Front Garden**

Low maintenance yard with fence surround.

**Rear Garden**

Concrete yard with fence surround.



**view this property online** [williamhbrown.co.uk/Property/NEA119472](http://williamhbrown.co.uk/Property/NEA119472)



## Welcome to

### Suffolk Street, Hull

- 4 Bedroom Mid Terraced Property
- H.M.O (House Of Multiple Occupation)
- Fully Let And Managed
- Gross Income Of £20,800
- Gross Yield Of 13.8%

Tenure: Freehold EPC Rating: C

# £150,000

### Directions to this property:

See below map for property location, for further information please contact the Residential Sales Team on 01482 447748.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NEA119472 - 0007

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01482 447748**



NewlandAvenue@williamhbrown.co.uk



82 Newland Avenue, HULL, East Yorkshire, HU5 3AB



**williamhbrown.co.uk**