



## 110 Albert Avenue Hull

£130,000  
Freehold

- Block of Two Self-Contained Flats
- 9.6% Gross Yield
- Both flats EPC C
- Freehold
- £12,480 pa Income
- Sold with tenants in situ



110 Albert Avenue, Anlaby Road, Hull, East Yorkshire, HU3 6QE

Freehold Block of Two Self-Contained Flats | 9.6% Gross Yield | £12,480 pa Income

Asking Price: £130,000

Tulip Investment Sales are pleased to offer this fully-let freehold block of two self-contained flats, ideally positioned off Anlaby Road in Hull — a proven rental location with consistent tenant demand.

The property is sold with tenants in situ, and produces an immediate combined income of £12,480 per annum, offering an attractive gross yield of approximately 9.6% at the asking price.

#### Property Breakdown

##### Flat 1 – First Floor

1-bedroom self-contained flat  
Current rent: £440 PCM (£5,280 pa)  
EPC Rating: C  
Council Tax Band: A

##### Flat 2 – Ground Floor

2-bedroom self-contained flat  
Current rent: £600 PCM (£7,200 pa)  
EPC Rating: C  
Council Tax Band: A

#### Investment Highlights

Freehold title  
Two separate, self-contained flats  
Tenants in situ – instant income from day one  
Total annual rent: £12,480  
Gross yield: approx. 9.6%  
Both flats EPC C – compliant and future-proofed  
Strong Hull rental location close to Anlaby Road amenities  
Ideal hands-off investment or starter block for portfolio landlords

#### Location

Albert Avenue sits just off Anlaby Road, one of Hull's main arterial routes, providing excellent access to:

Hull city centre  
Local shops and supermarkets  
Public transport links  
Employment hubs and amenities

This location continues to attract long-term rental demand from working professionals and families alike.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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