



OSPREY INVESTMENTS

INVESTMENT UPDATE

INVESTMENT • PROPERTY • STRUCTURE

Details on Investment Opportunity
Ilkley Villas, Estcourt Street, Hull. HU9 2SF





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Property Description

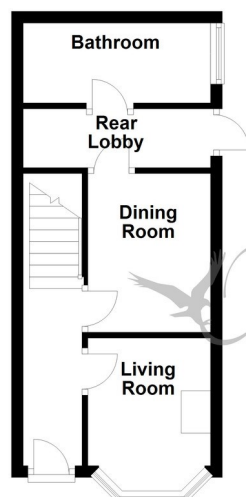
Amazing Investment Opportunity. Cash purchase required & refurbishment needed.

We have both a refurb team ready to complete the works and tenants ready to rent the property on a well structured investment let. Popular residential area & possibility of restructuring finance once refurb complete with excellent return on investment.

Viewings strictly pre arranged via appointment

- **Strong Investment**
- **Up to c11% Gross Yield**
- **Estimate rental Value—£425 PCM / £5100 Per annum**
 - **Cash Purchase**
 - **Refurbishment required**

Ground Floor



First Floor





Our **forecasts** on the property performance and appreciation are based on both **predicted** market movement and past **performance** over a 5-year blend. The data is taken from Land registry and tailored for each investment purchase.

Running in conjunction with your forecast is a **financial analysis** of your money deployed versus its return.

This analysis you would expect if you deployed funds into a different asset class, which is why we do the same for all investment purchases, ensuring your decision is a well-balanced and informed one.

For any further information or to arrange an investment **consultation** please contact Graham Freeman, Osprey Investment Manager on the details below.

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CONTACT

Contact Graham Freeman from Osprey for further investment advice & information

Graham Freeman Investment Manager

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