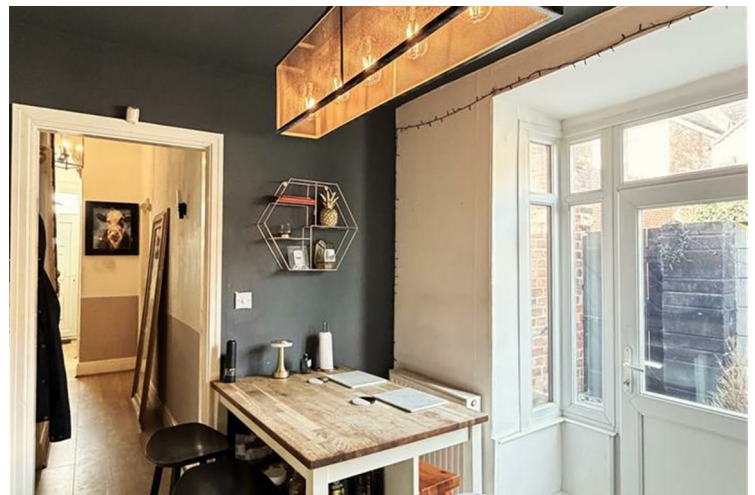




## 3 Suffolk Street Hull

**£180,000**  
**Freehold**

- Fully let investment
- Approximate gross yield of 16.33%
- Five bedrooms (all currently tenanted)
- One communal reception room
- Strong gross rental income of £29,400 per annum
- Well-proportioned accommodation throughout
- One shared bathroom



Fully Let 5-Bedroom Investment Property | HU5 | £2,450 PCM Income | 16%+ Yield

This fantastic fully let 5-bedroom investment property is located in the ever-popular HU5 area of Hull and offers a ready-made income of £2,450 per month (£29,400 per annum).

The property is currently arranged as a house share, comprising five well-sized bedrooms, a communal reception room, and a shared bathroom, making it an ideal addition to any investor's portfolio.

Situated close to a wide range of local amenities, shops, and transport links, the property benefits from strong and consistent rental demand.

**Key Features:**

- 5 Bedrooms – Well-proportioned rooms, all currently let
- 1 Communal Reception Room – Comfortable shared living space
- 1 Bathroom – Practical layout for shared accommodation
- Fully Let Investment – Income from day one
- Sought-After Location – Close to amenities and transport links
- Indoor alarm system
- CCTV

- Fully let investment
- 5 letting rooms
- Gross yield approx. 16.3%
- Popular rental location
- Immediate income from day one

**Rental Breakdown:**

- Room 1: £500 PCM
- Room 2: £450 PCM
- Room 3: £500 PCM
- Room 4: £500 PCM
- Room 5: £500 PCM

Total Income: £2,450 PCM / £29,400 PA



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D	61		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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