

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Madoline Grove, Hull, HU9
2SA

227463039





PROPERTY DESCRIPTION

Our latest listing is in Madoline Grove, Hull, HU9 2SA

Rent currently agreed with tenant of **£530** per calendar month which calculates to a **9.2%** Gross Yield for investors.

This property has a potential to rent for **£618** which would provide the investor a Gross Yield of **10.7%** if the rent was increased to full market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

Please read full legal pack for detailed property information.

Don't miss out on this fantastic investment opportunity...



Madoline Grove, Hull,
HU9 2SA

227463039

Property Key Features

2 Bedrooms

2 Bathrooms

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: In Legal Pack

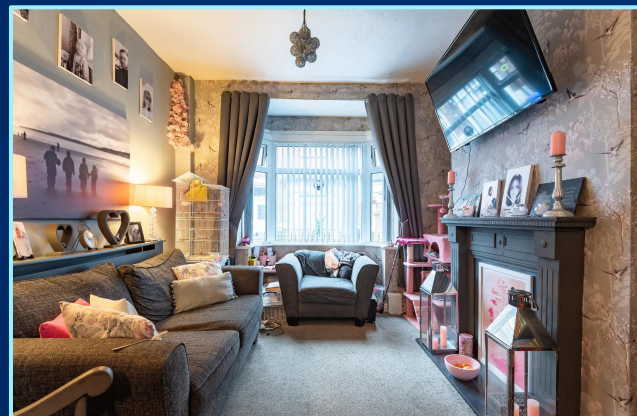
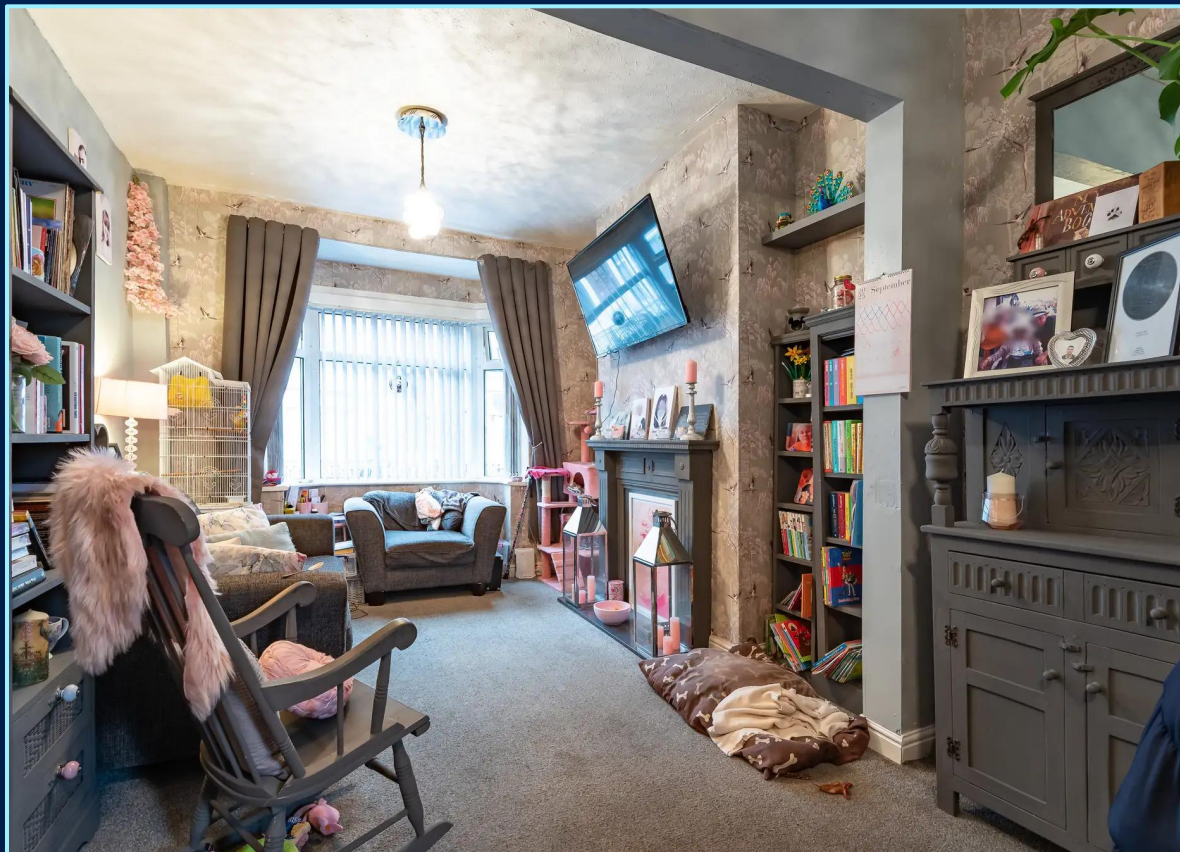
Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £530

Market Rent: £618

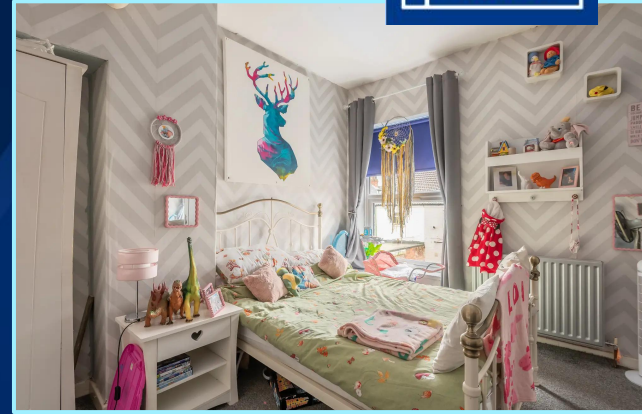
Lounge



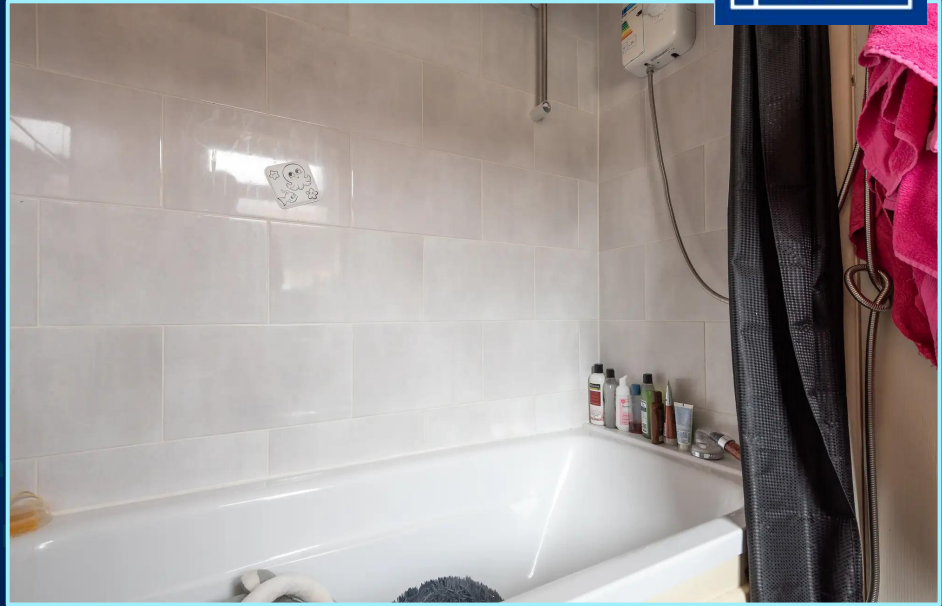
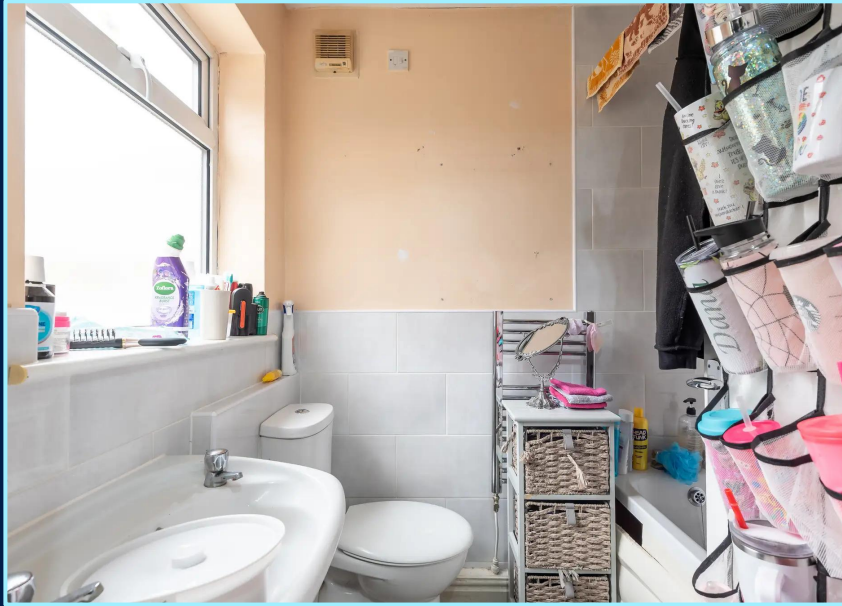
Kitchen



Bedrooms



Bathroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£69,000

10% Deposit (£5,000 Minimum) **£6,900**

Buyers Premium **£6,000**

Paid On Accepted Bid **£12,900**

Purchase Balance **£62,100**

SDLT Charge **£3,450**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£66,550**

Your total all in costs would be ~£66,550 after taxes and fees based on a purchase price of £69,000. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £75,000.



£75,000

2 bedroom end of terrace house for sale

+ Add to report

Madoline Grove, Estcourt Street, Hull, East Yorkshire, HU9

NO LONGER ADVERTISED

SOLD STC

Marketed from 1 May 2025 to 5 Jan 2026 (249 days) by Reeds Rains, Hull



£75,000

2 bedroom end of terrace house for sale

+ Add to report

Madoline Grove, Estcourt Street, Hull

NO LONGER ADVERTISED

SOLD STC

Marketed from 19 May 2025 to 21 Aug 2025 (93 days) by William H. Brown, Hull Holderness Road

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £725 based on the analysis carried out by our lettings team.



£725 pcm

2 bedroom end of terrace house

+ Add to report

Rensburg Street, Hull

NO LONGER ADVERTISED

LET AGREED

Marketed from 19 Aug 2025 to 30 Sep 2025 (42 days) by Mypad Accommodation, Hull



£725 pcm

2 bedroom terraced house

+ Add to report

87 Rustenburg Street, Kingston Upon Hull, City Of Kingston Upon Hull

CURRENTLY ADVERTISED

Marketed from 18 Aug 2026 by Ultralets, Hull



Interested in this
property investment?

Call us on
0161 394 2637

Madoline Grove, Hull, HU9 2SA

PROPERTY ID: 227463039

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.