

FOR SALE

WOLD ROAD INVESTMENT

183 MOORHOUSE ROAD & 21 BLOOMFIELD AVENUE, HULL,
HU5 5PT

**GARNESS
JONES**

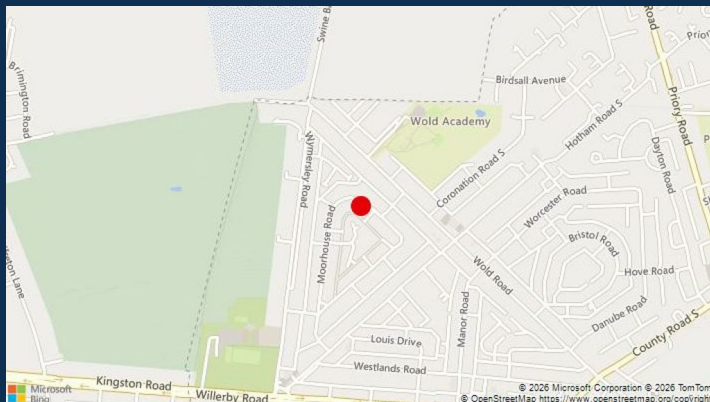
CELEBRATING 30 YEARS

Price - £210,000

Residential Investment
100 sq.m. (1,076.4 sq.ft.)

Property Features

- Freehold Residential Opportunity.
- Currently producing £1,390 pcm
- Reflects a net initial yield of 7.78% assuming typical purchasers costs.
- 2 x Two Bedroom mid terrace properties
- Long standing tenants
- Located in established and popular residential location



Enquiries

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Location

The properties are situated on Moorhouse Road and Bloomfields Avenue, both positioned just off Wold Road within a popular and well-established residential area to the north-west of the city.

This location offers excellent access to a range of local amenities, with both the Willerby and Wold Road retail parades within easy walking distance. These provide a variety of everyday conveniences including restaurants, cafés, takeaways, convenience stores, hairdressers and chemists. The area is also well-served by reputable educational facilities, with Wold Academy Primary School, Priory Primary School and Wyke College all located nearby, making it particularly appealing to families.

In addition, the properties benefit from strong public transport links, with regular bus routes along Wold Road providing easy access to the city centre and surrounding areas.

Description

The 2 properties consist of mid terraced 2 bedroom residential dwellings with front and rear private garden, with living / kitchen on the ground floor, and bathroom & bedrooms on the first floor.

Both properties are currently tenanted, with long term sitting tenants. Producing a combined rent of £1,390 pcm / £16,680 per annum, which reflects a net initial yield of 7.78% assuming typical purchasers costs.

21 Bloomfield Avenue, Hull, HU5 5NH
183 Moorhouse Road, Hull, HU5 5PT

Accommodation

The following floors have been measured in accordance with the prevailing RICS Code of Measuring Practice.

	sq.m.	sq.ft.
• 21 Bloom Fields Road	45	484.38
• 183 Moorhouse Road	55	592.02

EPC Rating

EPC certificates will be provided as part of the contract pack.

Services

We believe that mains gas, electric, water and drainage are connected to the property. Interested parties are advised to make their own independent enquiries.

Local Authority

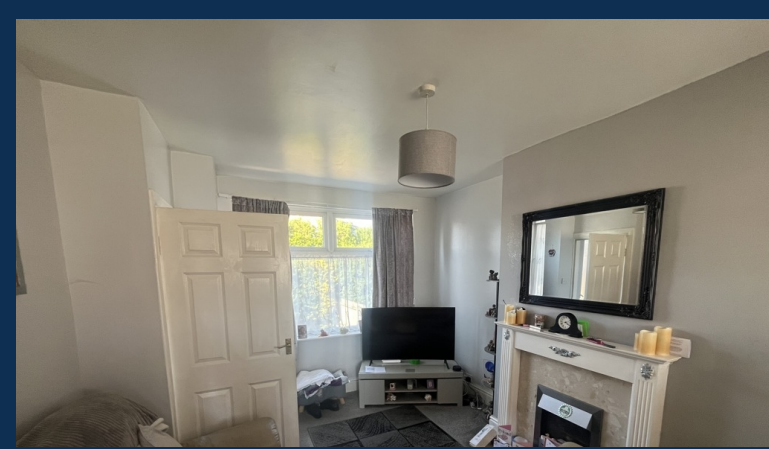
Hull City Council

Business Rates

Both properties are in Band A for Council Tax

Terms

The freehold titles for both properties are available for a price £210,000



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