



WENLOCK TERRACE

HULL

HU9 2PU

A FREEHOLD 2 BEDROOM TERRACED HOUSE

£65,000



SUMMARY

TENURE: FREEHOLD

TYPE : 2 BEDROOM HOUSE

PRICE : £65,000

FULLY LET WITH A TENANT IN SITU

RENTAL INCOME OF £6900 PER ANNUM

ERV OF £7200 PER ANNUM

A GROSS YIELD ON ACQUISITION OF : 10.61 %

A GROSS YIELD ON ACQUISITION ON ERV OF : 11.07 %

EPC D (55)



C 0.23 MILES FROM ESTCOURT PRIMARY SCHOOL - PRIMARY SCHOOL

C 1.34 MILES FROM HULL COLLEGE - SECONDARY SCHOOL

C2.7 MILES FROM HULL TRAIN STATION

C 3.1 MILES FROM HULL ROYAL INFIRMARY



INVESTMENT PERFORMANCE

27.79 %

NET RETURN ON CASH

10.61 %

RENTAL YIELD

£20.1k

CASH INVESTMENT FROM



FINANCIAL INVESTMENT EXAMPLE

ASSUMPTIONS ; PRICE OF £65,000, ESTIMATED RENTAL INCOME OF £600 PER MONTH, STAMP DUTY £3250, LEGAL COSTS OF £1000, BTL MORTGAGE FOR A TERM OF 35 YEARS AT AN INTEREST RATE OF 4.89%

PURCHASE

TOTAL PURCHASE PRICE OF £68,250 : MORTGAGE £1,188
CASH INVESTMENT £20,313

MORTGAGE

INTEREST ONLY PAYMENT OF £208 PER MONTH, OR £2503 PER ANNUM

RENT

GROSS RENT OF £600 PER MONTH, OR £7200 PER ANNUM.
NET RENT ASSUMPTION OF £6900. NET RENT AFTER FINANCE/MORTGAGE PAYMENTS OF £2503 (ABOVE) IS £4397

RETURN

NET RETURN AS YIELD ON CASH INVESTMENT: $4397 / 20313$

21.46 %,

THE EQUIVALENT OF A 21.46 % NET RETURN PER YEAR ON CASH INVESTED

2026 TO 2029 PROJECTIONS & PERFORMANCE

WE ASSUME CAPITAL GROWTH OF 20.5 % FROM 2026-2029 & A COMPOUNDED RENTAL INCREASE OF 12.5% OVER THE SAME PERIOD (SAVILLS)

TOTAL RENTAL NET RETURN

£24,373

TOTAL CAPITAL GROWTH

£18,333

GRAND TOTAL RETURN

(TOTAL RENTAL NET + TOTAL CAPITAL GROWTH)

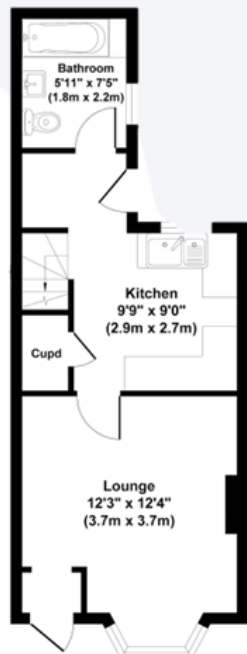
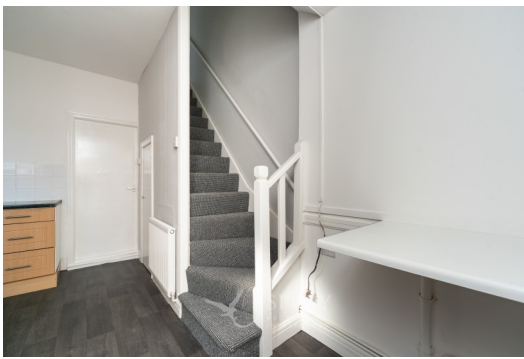
£42,705

% RETURN ON INITIAL CASH INVESTMENT

210%

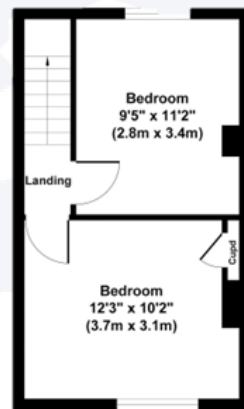
AVERAGE RETURN PER YEAR

52 %



Ground Floor

Floor Area: 32 Sq.m / 348 sq.ft (approx)



First Floor

Floor Area: 25 Sq.m / 265 sq.ft (approx)

Total Property Floor Area: 57 Sq.m/ 613 sq.ft approx

INVESTMENT NOTICE

OSPREY PROPERTY INVESTMENTS, RPG, OSPREY SALES & LETTINGS, OR ANY AFFILIATED COMPANY MAKES NO WARRANTIES OF ANY KIND ON ITS ADVICE ON AN INVESTMENT PURCHASE OR DISPOSAL, EXPRESS OR IMPLIED ABOUT THE COMPLETENESS, ACCURACY, RELIABILITY, SUITABILITY OF THE INVESTMENT OR THE INFORMATION, PRODUCTS, SERVICES, OR RELATED GRAPHICS CONTAINED IN THIS BROCHURE FOR ANY PURPOSE. ANY RELIANCE YOU PLACE ON SUCH MATERIAL IS THEREFORE STRICTLY AT YOUR OWN RISK. THE VALUE OF INVESTMENTS CAN FALL AS WELL AS RISE & PAST PERFORMANCE IS NOT A GUIDE TO FUTURE PERFORMANCE.



CONTACT

TO ARRANGE A MEETING OR DISCUSS YOUR INVESTMENT REQUIREMENTS ;

INFO@OSPREYPROPERTYINVESTMENTS.CO.UK

OSPREYPROPERTYINVESTMENTS.CO.UK

OSPREY PROPERTY INVESTMENTS, 4 BURLEY ROAD, OAKHAM, RUTLAND. LE15 6DH

LANDLINE : +44 (0) 1780 769 277

MOBILE : +44 (0) 7788 237 357

OSPREY PROPERTY INVESTMENTS, THE OLD SESSIONS HOUSE, 23 CLERKENWELL GREEN, LONDON. EC1R 0NA

LANDLINE : +44 (0) 207 193 4823

OSPREY PROPERTY INVESTMENTS, 6 CROWN COURT, MARKET PLACE, OUNDLE. PE8 4BQ

LANDLINE : +44 (0) 1780 769 277

MOBILE : +44 (0) 7788 237 357