



Charlestown Way

Hull

Fixed Price £130,000

WIGWAM

Charlestown Way

- Sought after location in Victoria Dock area
- Off-street parking
- 2 large bedrooms
- Investment opportunity
- Tenant in situ
- Gross yield 6.6%

Investment opportunity in Victoria Dock!

Situated in Victoria Dock, this tenanted 2-bedroom mid-terraced house offers a rare opportunity for investors seeking quality property with capital growth potential, as well as a strong rental yield.

Situated in a popular residential area close to Hull City Centre, properties in this area are popular with residential buyers and would be a fantastic addition to any balanced investment portfolio.

The property benefits from a large living room with stairs leading to the upper floor, as well as a spacious kitchen to the rear. Upstairs, there are two large bedrooms and a neutral family bathroom.

The outside areas comprise a single driveway to the front and a low-maintenance garden to the rear.

The property currently has a tenant in situ, achieving rent of £720 pcm, giving a yield of 6.6%.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



**Living room**

With laminate flooring, radiator, fireplace with hearth, and stairs leading to the upstairs

Kitchen

With laminate flooring, kitchen units, oven, gas hob, extractor, boiler, radiator, window and door to the rear garden

Bedroom 1

With carpet, radiator and window

Bedroom 2

With carpet, radiator and window

Bathroom

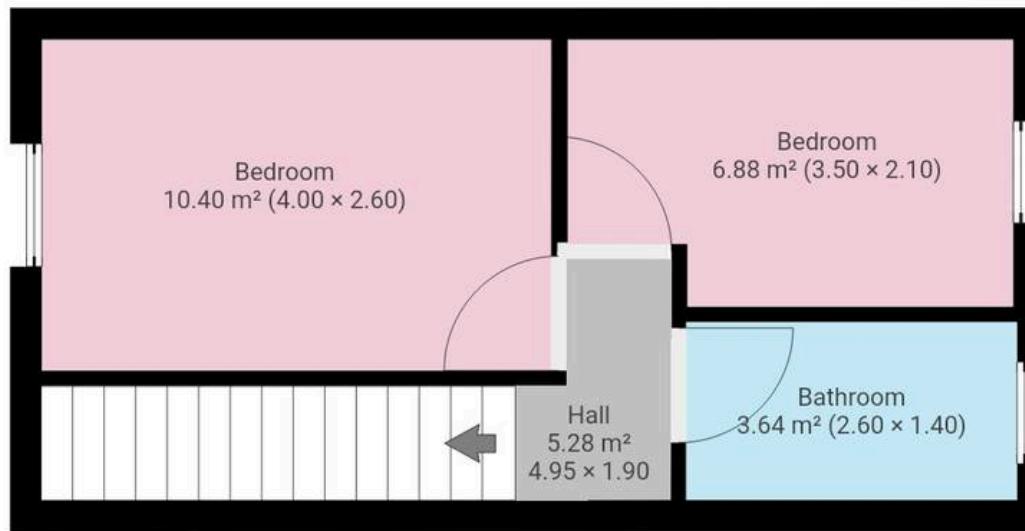
With laminate flooring, bath with shower, sink on pedestal, toilet, and window

Off street

1 Parking Space







This floor plan is provided without warranty of any kind. All measures have been taken to ensure quality and accuracy, however we disclaim any warranty including, without limitation, satisfactory quality or accuracy of dimensions.



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