



**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

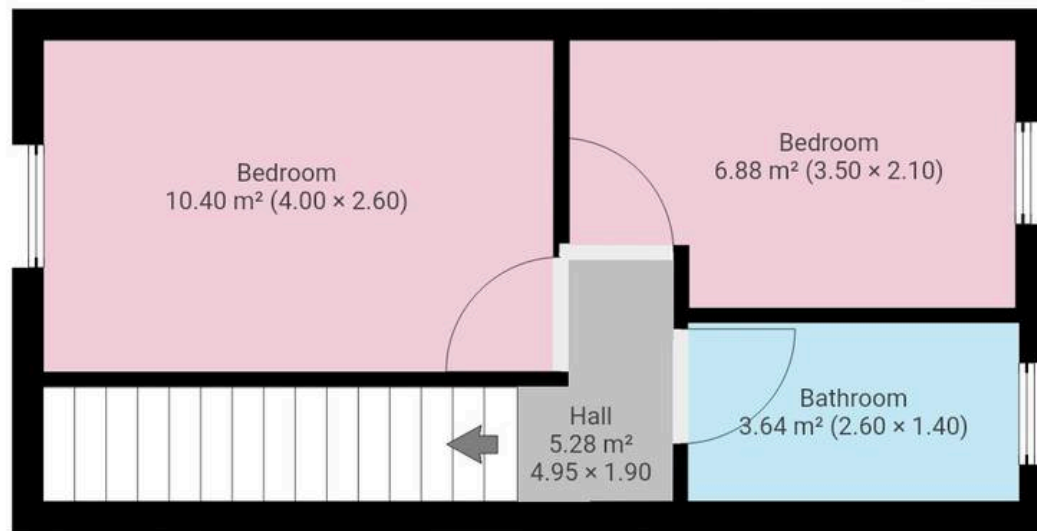
### **Off street**

1 Parking Space













# Wigwam

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