

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Lambwath Hall Court Hull
HU7

214558022





PROPERTY DESCRIPTION

Our latest listing is in Lambwath Hall Court
Hull HU7

Rent currently agreed with tenant of **£450** per
calendar month which calculates to a **6.0%**
Gross Yield for investors.

This property has a potential to rent for **£599**
which would provide the investor a Gross Yield
of **8.0%** 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...



Lambwath Hall Court
Hull HU7

214558022

Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £450

Market Rent: £599

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£90,000

10% Deposit (£5,000 Minimum) **£9,000**

Buyers Premium **£6,000**

Paid On Accepted Bid **£15,000**

Purchase Balance **£81,000**

SDLT Charge **£4,500**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£86,500**

Your total all in costs would be ~£86,500 after taxes and fees based on a purchase price of £90,000. 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 £119,950.



£119,950

2 bedroom flat for sale

+ Add to report

Village Green Way, Kingswood, Hull, East Riding of Yorkshi, HU7

NO LONGER ADVERTISED

SOLD STC

Marketed from 16 Apr 2025 to 27 Jul 2026 (466 days) by Linley & Simpson, Hull & Beverley



£110,000

2 bedroom flat for sale

+ Add to report

Selset Way, Kingswood, Hull

CURRENTLY ADVERTISED

Marketed from 8 May 2026 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 flat

32 Haigh Park, Kingston Upon Hull, City Of Kingston Upon Hull

CURRENTLY ADVERTISED

Marketed from 28 Aug 2026 by Ultralets, Hull

+ Add to report



£695 pcm

2 bedroom flat

Flat 4, 47 Lambwath Hall Court, Bransholme, Hull, HU7

NO LONGER ADVERTISED

LET AGREED

Marketed from 28 May 2026 to 26 Jun 2026 (29 days) by Linley & Simpson, Hessle

+ Add to report



Interested in this
property investment?

Call us on
0161 394 2637

Lambwath Hall Court Hull HU7

PROPERTY ID: 214558022

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.