



**60 Tunis Street  
Hull**

**£80,000  
Freehold**



60 Tunis Street, Hull, HU5 1EZ

Guide Price: £80,000

Buy-to-Let Investment/vacant possession

Currently let for: £600pcm

Yield: 8.47%

This two-bedroom mid-terrace home is located in the ever-popular HU5 postcode, just a short walk from Beverley Road, Newland Avenue and the University of Hull. Offering spacious living accommodation and a private rear outdoor space, this property is perfect for first-time buyers, or landlords looking to secure a solid investment.

#### Key Features

Two generous double bedrooms

Two reception rooms providing excellent living and dining space

Fitted kitchen with ample storage and worktop space

Ground-floor family bathroom

Enclosed rear courtyard with covered seating area – ideal for outdoor enjoyment

Popular location close to shops, bus routes & amenities

Strong rental area

#### Property Description:

The property is entered into a welcoming front lounge featuring a bay window that floods the space with natural light. A second reception room offers a full-sized dining area, perfect for everyday living and entertaining. The kitchen is well-appointed with plenty of cupboard and worktop space, leading through to a tidy ground-floor bathroom.

Upstairs, the home boasts two well-proportioned double bedrooms, each offering comfortable living space and built-in potential for storage.

To the rear, the property benefits from a private courtyard-style garden, featuring established planting and a covered seating area, providing a relaxing outdoor retreat.

#### Location:

Situated in a highly convenient residential spot:

2 mins to bus routes into Hull City Centre

Walking distance to shops, supermarkets, and takeaways

Close to University of Hull and Newland Avenue cafés/bars

Popular rental location with strong tenant demand



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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