

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Queensgate Street, Hull,
HU3 2TT

214339925





PROPERTY DESCRIPTION

Our latest listing is in Queensgate Street, Hull, HU3 2TT

Rent currently agreed with tenant of **£1,928** per calendar month which calculates to a **8.8% Gross Yield** for investors.

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...



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Property Key Features

6 Bedrooms

5 Bathrooms

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £1,928

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£264,000

10% Deposit (£5,000 Minimum) **£26,400**

Buyers Premium **£6,000**

Paid On Accepted Bid **£32,400**

Purchase Balance **£237,600**

SDLT Charge **£16,400**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£255,000**

Your total all in costs would be ~£255,000 after taxes and fees based on a purchase price of £264,000. 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 £280,000.



£280,000

5 bedroom terraced house for sale

+ Add to report

Hymers Avenue, Kingston upon Hull, HU3

NO LONGER ADVERTISED

SOLD STC

Marketed from 14 Aug 2025 to 24 Nov 2025 (101 days) by Lovelle Estate Agency, Cottingham



£275,000

5 bedroom detached house for sale

+ Add to report

Heathfield Square, Hull, HU3 5DS

NO LONGER ADVERTISED

Marketed from 9 Sep 2024 to 10 Sep 2024 by Dee Atkinson & Harrison, Beverley

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,000 based on the analysis carried out by our lettings team.



£2,000 pcm

5 bedroom detached house

Park Avenue, Hull, HU5

NO LONGER ADVERTISED

Marketed from 19 Jul 2026 to 1 Aug 2026 (13 days) by OpenRent, London

+ Add to report



£1,995 pcm

5 bedroom terraced house

Westbourne Avenue, Princes Avenue, Hull, East Riding of Yorkshi, HU5

NO LONGER ADVERTISED

Marketed from 5 May 2026 to 6 May 2026 by Linley & Simpson, Hull

+ Add to report



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PROPERTY ID: 214339925

Interested in this
property investment?

Call us on
0161 394 2637

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.