



Myrtle Avenue, Wellsted Street
Hull

Offers in Region of £70,000

WIGWAM

- 3 Bedroom mid-terrace
- No chain with vacant possession
- Spacious rooms with high ceilings
- Bay window for enhanced natural light
- Private outdoor area
- Redecorated with neutral decor throughout
- Built-in storage solutions
- Gross yield 11%

This three-bedroom terraced house offers a welcoming blend of comfort and practicality which is ideal for first time buyers and investors alike.

Step inside to discover two spacious, light-filled reception rooms, each benefitting from large windows and high ceilings that create an airy, inviting atmosphere, leading in to a kitchen with laminate worktops.

The three bedrooms are well-proportioned and offer flexible layouts to suit a variety of needs, whether as sleeping quarters, a home office, or a creative space.

Each bedroom is spacious, being able to accommodate a double bed, ensuring warmth and comfort throughout the seasons.

The family bathroom features a bath-tub, a wall-mounted cabinet for convenient storage, and a frosted window that allows natural light while preserving privacy.



At the rear, the property offers a private outdoor area - perfect for a small seating arrangement or container garden.

With a market rent of £650 pcm, this would achieve a gross yield of over 11% on a purchase price of £70,000.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





Living Room
10' 9" x 25' 4" (3.28m x 7.71m)

Kitchen
7' 10" x 12' 6" (2.40m x 3.80m)

Bathroom
7' 3" x 5' 11" (2.20m x 1.80m)

Bedroom 1
14' 1" x 11' 2" (4.30m x 3.40m)

Bedroom 2
9' 5" x 11' 10" (2.88m x 3.60m)

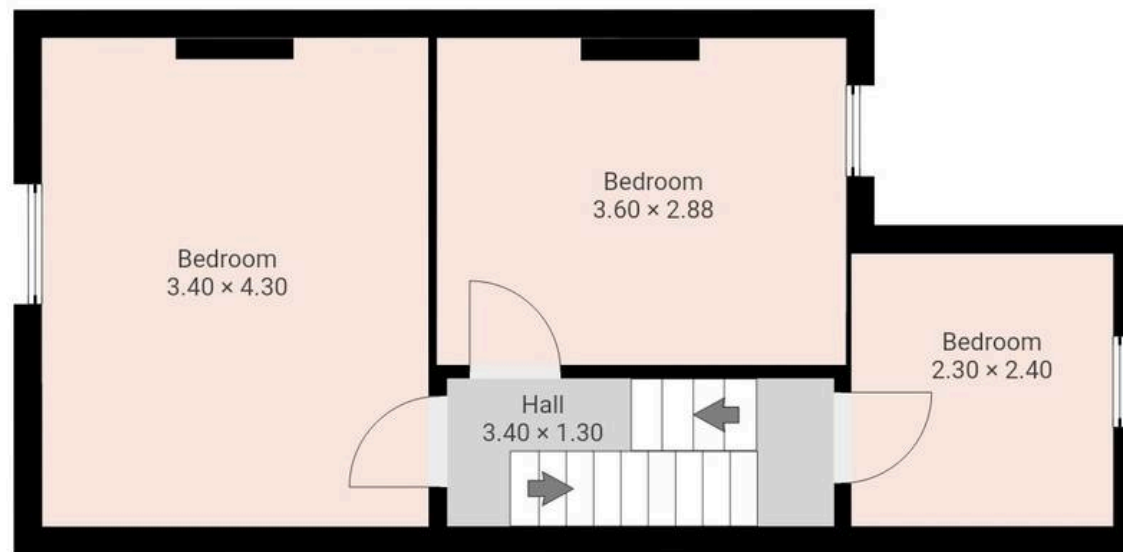
Bedroom 3
7' 10" x 7' 7" (2.40m x 2.30m)







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i>			
(92+) A			
(81-91) B		86	
(69-80) C			
(55-68) D	69		
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92+) A			
(81-91) B			85
(69-80) C			
(55-68) D			66
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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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