



FEATURES

- Auction Date: 19th & 20th May 2021
- Accommodation over two storeys
- Current income of £3,900 per annum
- Close to city centre
- On street parking
- Two-bedroom mid terrace
- Ideal investment property
- Current gross yield of 9.87%
- Subject to council LED improvement scheme
- Freehold

Guide Price £39,500+

Two Bedroom Terraced

9, Perry Street,
Hull, HU3 6AH

OVERVIEW

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- Guide Price: £39,500+
- Two-bedroom mid terrace
- Ideal investment property
- Current income of £3,900 pa – Current gross yield of 9.87 %
- Freehold

The property is conveniently located on Perry Street, within close distance to a variety of local amenities, several schools, and is approximately 1.8 miles from the train station and Hull city centre.

This two-bedroom terrace property offers accommodation arranged over two storeys. Accommodation briefly includes: kitchen, lounge, two bedrooms and a family bathroom. Externally, there is on street parking to the front.

Lot No. 1

19th & 20th May 2021

Accommodation

Approx. 70 Sq. M / 753.47 Sq. Ft
(Measurement taken from the EPC)

Investment Analysis

The property is currently let at £325 pcm (£3,900 per annum). This reflects a current gross yield of 9.87%, based on the guide price.

Services

We understand the property has mains gas, electricity, water, and drainage. However, interested parties should carry out their own investigations.

Tenure

Freehold



Council Tax

The property is rated in council tax band A.
Council tax payable for 2021/22 is £1,219.

Guide Price

£39,500+

Buyer's Premium

2% (min. £3,600) inc. VAT.

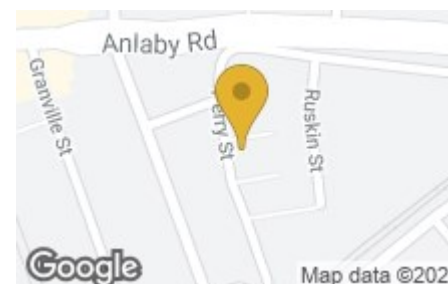
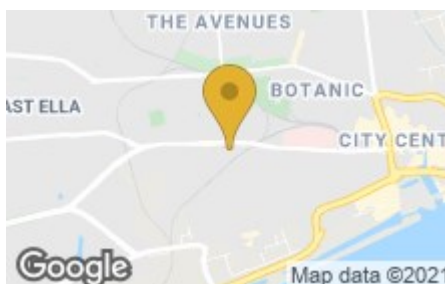
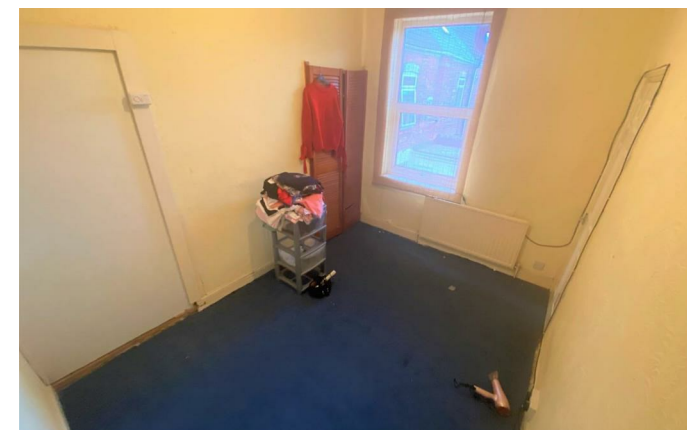
Viewings

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Current	Potential
(92 plus) A		(82 plus) A	
(81-91) B		(61-81) B	
(69-80) C		(50-60) C	
(55-68) D		(39-49) D	
(40-54) E		(29-38) E	
(21-39) F		(17-28) F	
(1-20) G		(1-16) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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