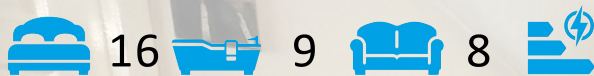




## 36A De Grey Street, Hull, HU5 2SA

### Asking Price £440,000



#### INVESTMENT PROPERTY FOR SALE

Located on De Grey Street in Hull, this impressive multi-unit investment property presents a remarkable opportunity for savvy investors.

The property comprises a well-appointed six-bedroom House in Multiple Occupation (HMO) alongside a block of four one-bedroom flats as well as a block of 3 flats (1-bedroom, 2-bedroom & 3-bedroom respectively). This versatile arrangement is ideal for those looking to maximise rental income, with the current gross annual income standing at an impressive £60,000. The layout is designed to cater to a variety of tenants, making it a lucrative addition to any property portfolio.

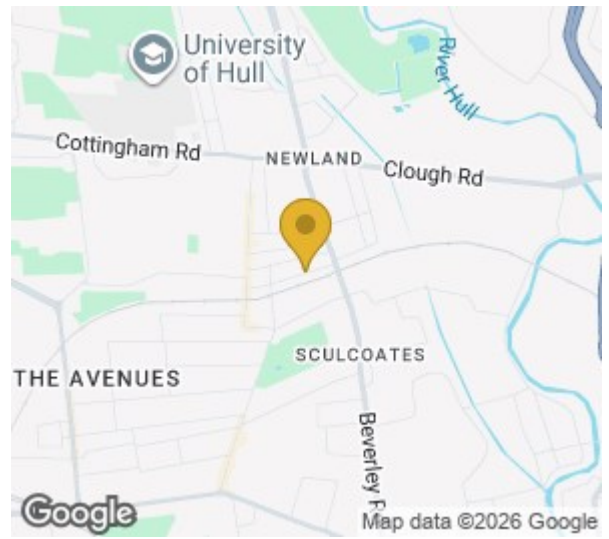
A notable feature of this investment is the central courtyard car park, providing convenient off-street parking for residents. However, it is important to mention that there is currently no certificate of lawful use concerning the six-bedroom HMO, which potential buyers should consider.

Situated in close proximity to the vibrant Newland Avenue, residents will enjoy easy access to a plethora of local amenities, including shops, cafes, and restaurants, enhancing the appeal of this property for prospective tenants.

This investment opportunity is not to be missed, offering both immediate income and the potential for future growth in a desirable location. Whether you are an experienced investor or looking to enter the property market, this multi-unit investment property on De Grey Street is worthy of your consideration.

#### VIEWING

To arrange a viewing on this property or require further information please contact one of our team on 01482 342445



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.