



4 North View West Carr Lane, Hull, HU7 0BN Asking Price £89,000



INVESTMENT PROPERTY FOR SALE

This newly-refurbished terraced house presents an excellent opportunity for investors. Spanning an impressive 1,130 square feet, the property boasts three well-proportioned bedrooms, making it ideal for families or those seeking extra space.

Upon entering, you are welcomed by a spacious lounge that seamlessly integrates a dining area, perfect for entertaining guests or enjoying family meals. The newly-fitted kitchen is both stylish and functional, equipped with modern appliances that cater to all your culinary needs. The contemporary bathroom, also recently updated, features a bath, providing a relaxing retreat after a long day.

The location of this property is particularly advantageous, offering excellent transport links to Hull city centre and the vibrant Kingswood area, ensuring that all amenities and services are within easy reach. Currently, the house is tenanted with a long-term occupant, generating a monthly rental income of £695, which translates to a remarkable gross yield of 9.3%. This makes it an attractive investment opportunity for those looking to expand their property portfolio.

In summary, this charming terraced house on West Carr Lane combines modern living with a solid location, making it a must-see for anyone looking to buy or invest in Hull. Don't miss the chance to make this delightful property your own or to add it to your investment collection.

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			
England & Wales			EU Directive 2002/91/EC



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