



## 27 Welbeck Street, Hull, HU5 3SA

### Asking Price £115,000



Located on the ever popular Welbeck Street in Hull, this well-maintained terraced house presents an excellent opportunity for both investors and those seeking a comfortable home. Spanning approximately 850 square feet, the property features a spacious through lounge that creates a welcoming atmosphere, perfect for both relaxation and entertaining.

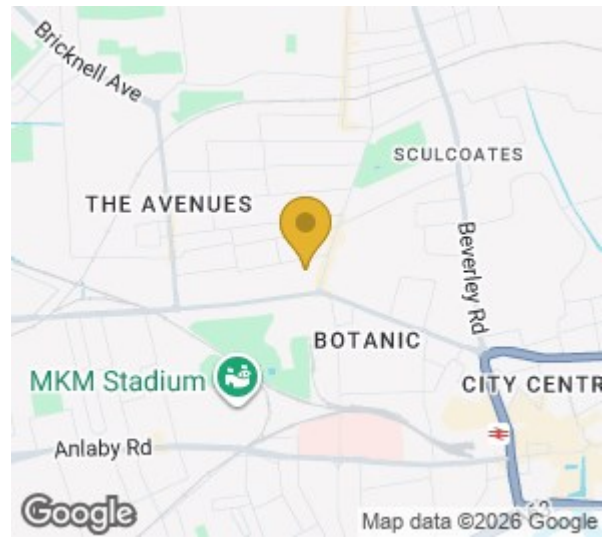
The house comprises two well-proportioned bedrooms, providing ample space for family or guests. The upstairs bathroom is conveniently located, ensuring privacy and ease of access. One of the standout features of this property is the good-sized rear garden, which offers a delightful outdoor space for gardening, leisure, or simply enjoying the fresh air.

Situated in a vibrant area of Princes Avenue, the property is in close proximity to popular bars and local amenities, making it an ideal location for those who appreciate a lively neighbourhood. Currently, the house is rented to a serviced accommodation provider, generating a gross income of £10,000 per annum, which highlights its potential as a lucrative investment with an almost 9% gross return.

This terraced house on Welbeck Street is not just a property; it is a fantastic opportunity to own a piece of Hull that combines comfort, convenience, and income potential. Whether you are looking to invest or find a new home, this property is certainly worth considering.

#### 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			85
(69-80) C			
(55-68) D		63	
(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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