

Coltman Street, Hull

Guide Price £100,000

WIGWAM

Coltman Street

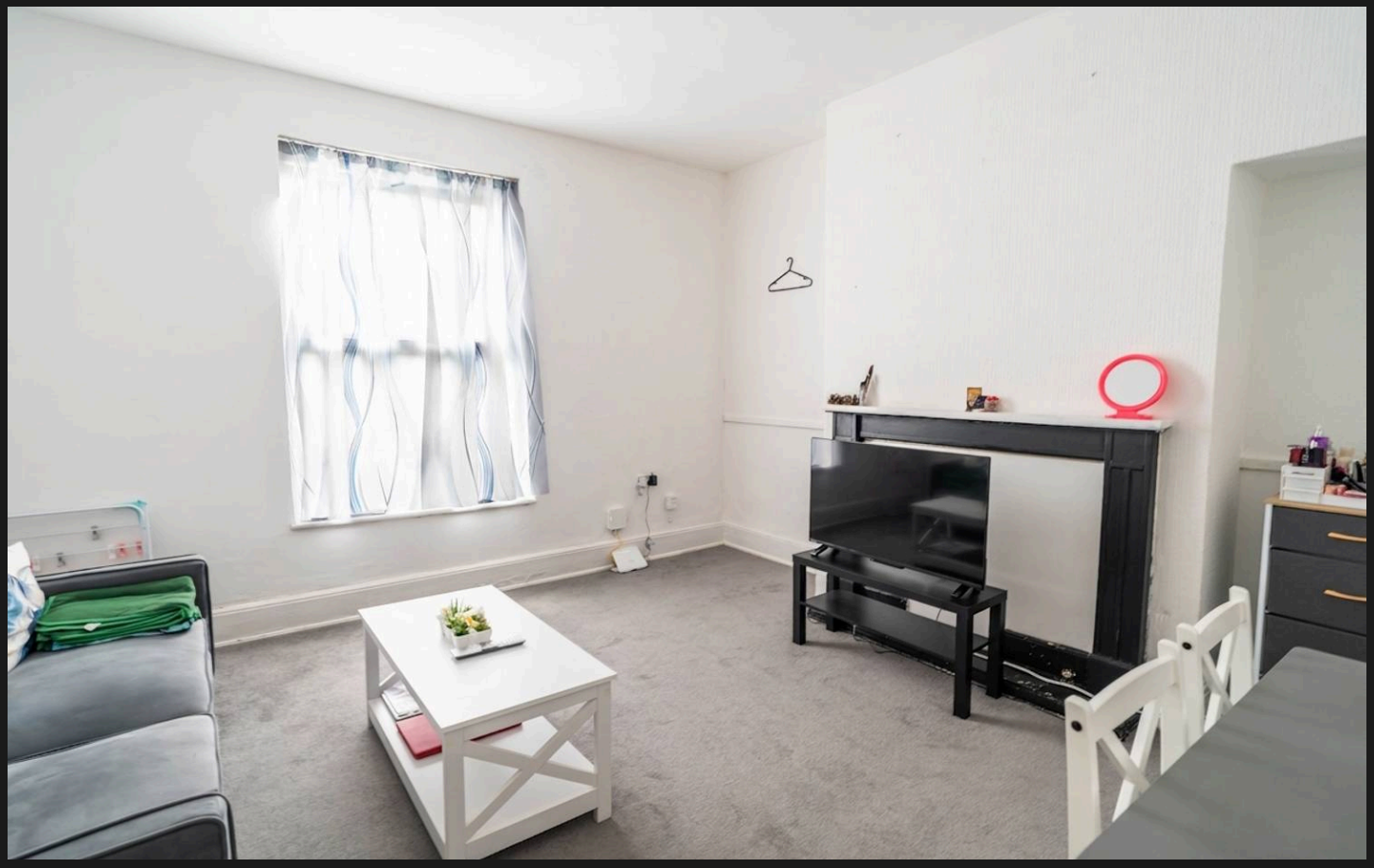
- Immediate ‘exchange of contracts’ available
- Being sold via Secure Sale
- No onward chain
- Great location close to the City Centre & Train station
- Multi unit freehold block (3 flats)
- All flats are occupied
- Current rental income of £18,000 pa
- Gross yield of over 18%
- Damp work carried out on flats 1 and 2 with 10-year warranty

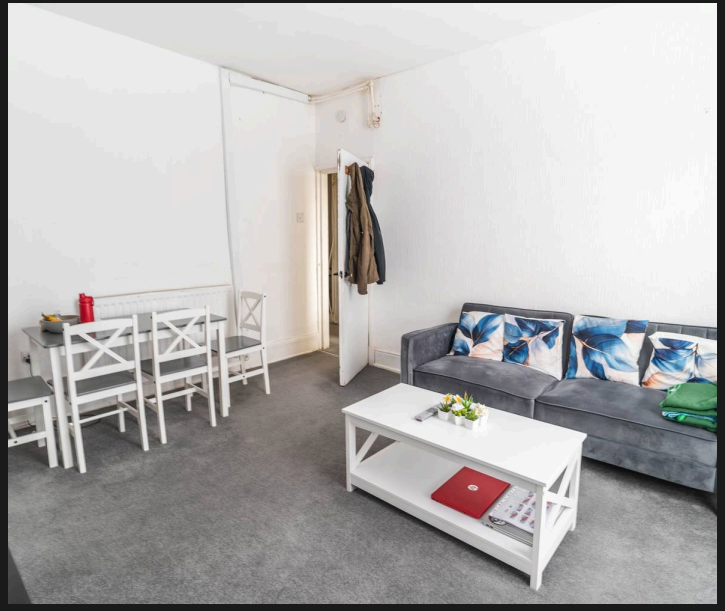
Being Sold via Secure Sale online bidding via Pattinsons. Terms & Conditions apply. Starting Bid £100,000

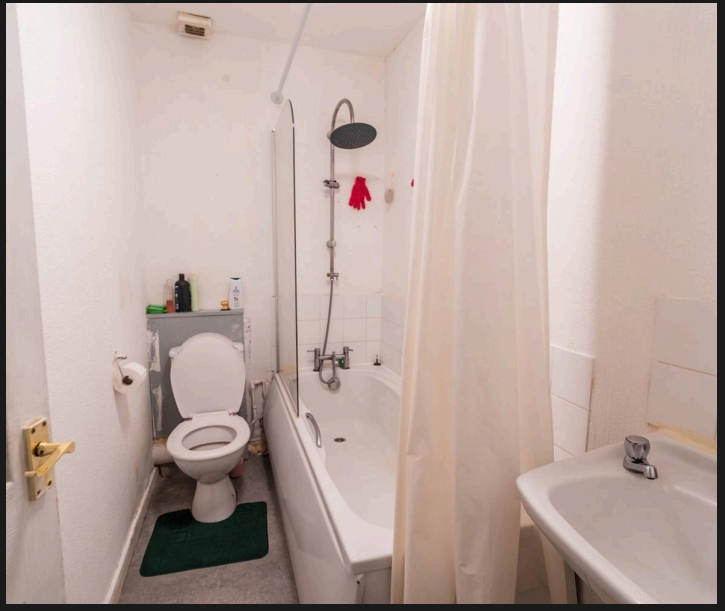
Please note, any viewings or offers that take place from this moment must be placed through the auction T&Cs as per the Sellers agreement.

This terraced house forms part of a well-maintained multi-unit freehold block comprising three flats (2 x 1 bedroom and 1 x 2 bedroom), offering an exceptional investment opportunity with no onward chain.

Each flat in the block is currently occupied, generating a robust total rental income of £18,000 per annum and delivering an impressive gross yield of over 13.8%, making this a highly attractive addition to any investment portfolio.







The interiors are thoughtfully designed, featuring well-equipped living spaces that combine comfort and practicality, while modern fixtures and finishes create a warm and inviting atmosphere throughout.

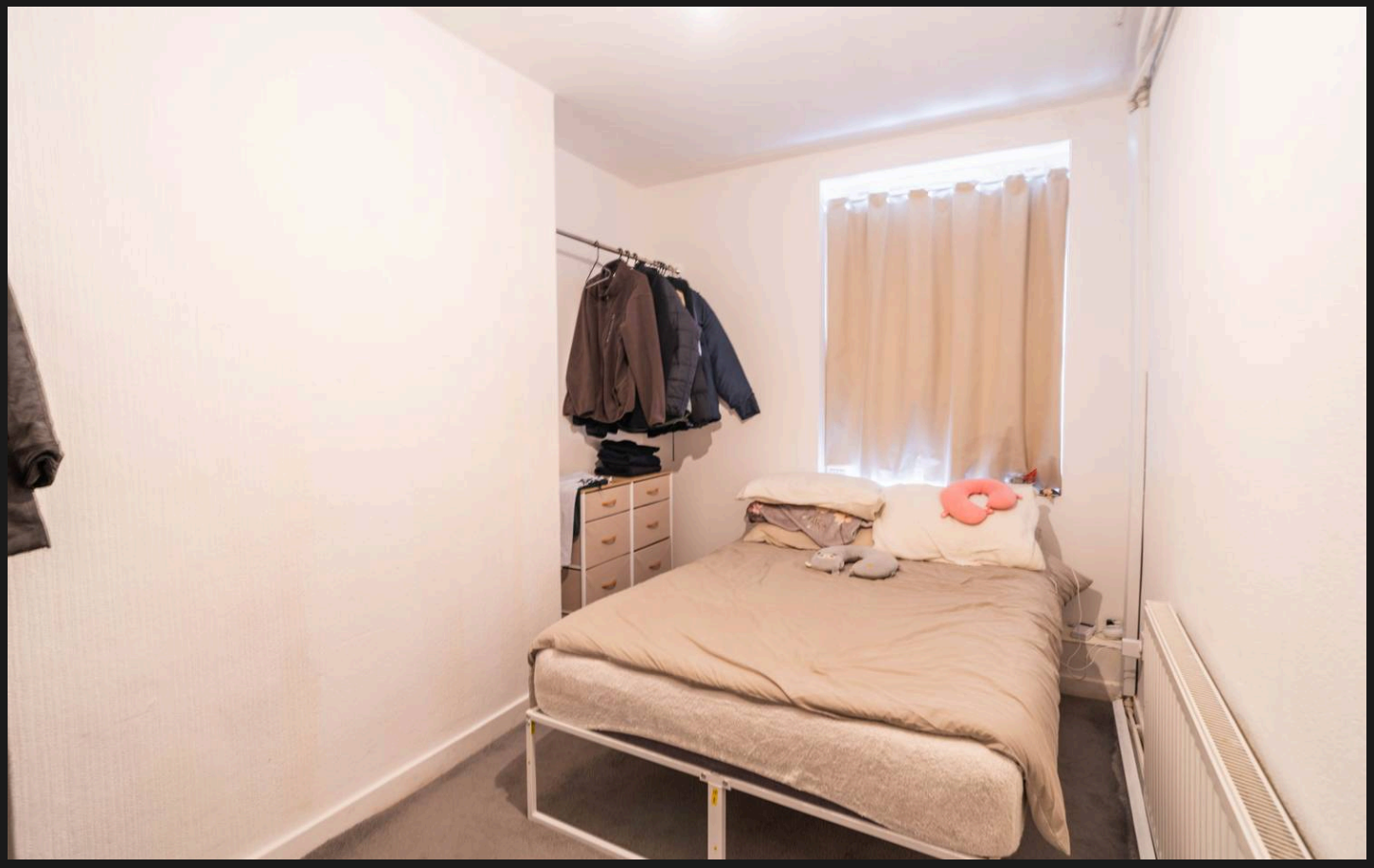
Recent damp work has been expertly completed on flats one and two following a leak. Roof tiles and guttering was replaced, as well as the relevant damp work carried out, providing peace of mind with a comprehensive 10-year warranty in place, ensuring the ongoing quality and durability of the property.
There has been no issues regarding to flat 3.

The layout of each flat has been optimised to maximise space and natural light, offering a welcoming environment that is ready to move into and enjoy.

The property's excellent location means residents benefit from easy access to the Hospital, a wide range of amenities, including shops, restaurants, and leisure facilities, all within easy reach, enhancing the overall appeal and lifestyle on offer.

Whether you are seeking a high-yielding investment or a centrally located home with proven rental potential, this property stands out.

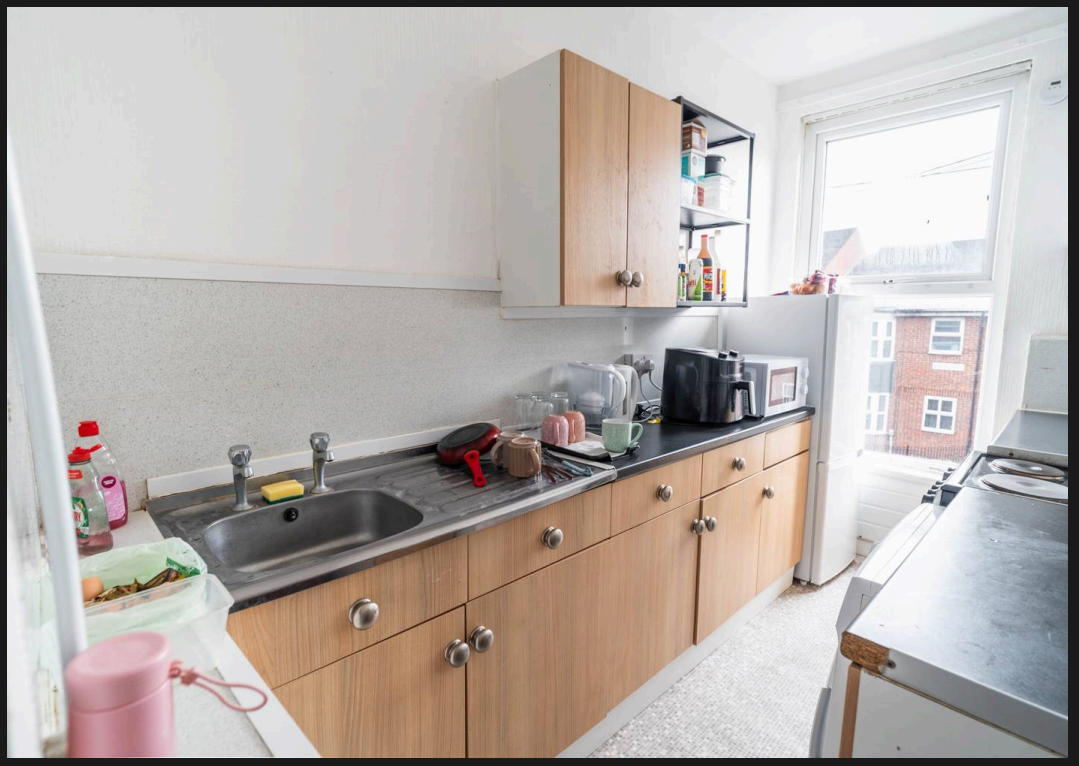
The property has Japanese Knotweed present in the garden, which the current vendor has resolved with a guarantee of 10 years in place.









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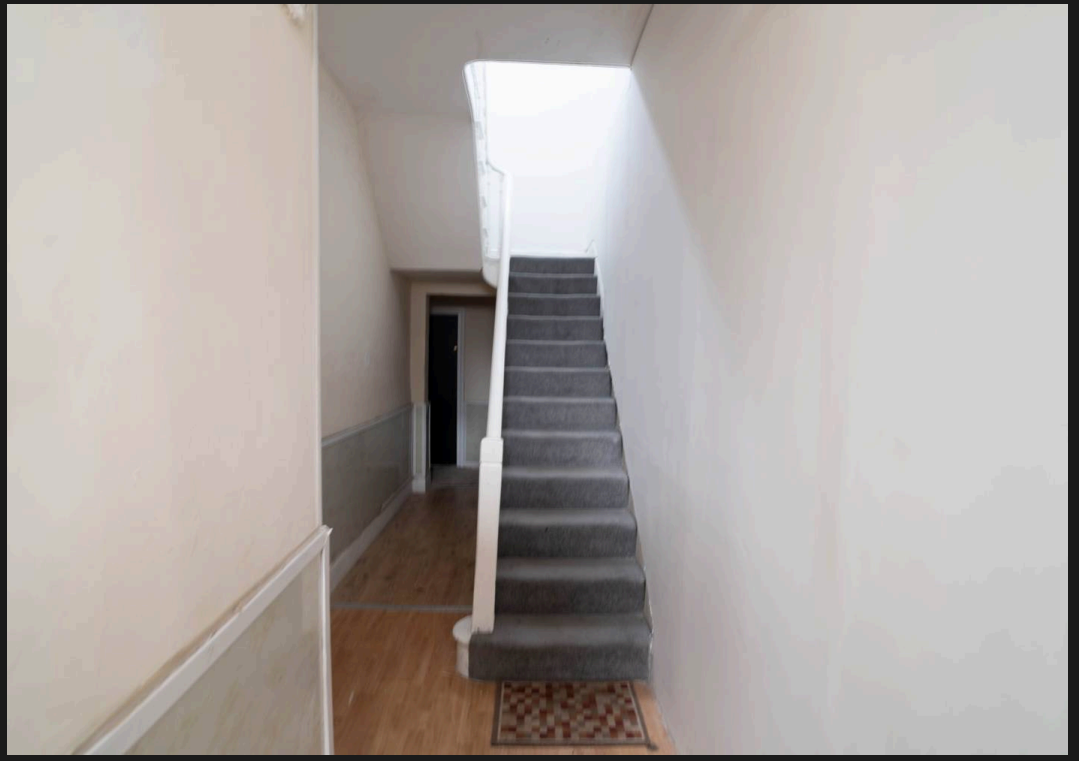



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