



70 Grafton Street Kingston Upon Hull

£130,000
Freehold

- Block of 2 x 2-Bed Flats
- 14% Gross Yield
- Council Tax Band: A
- £18,240 Potential Income
- Prime HU5 Location
- EPC Rating: C

Block of 2 x 2-Bed Flats | £18,240 Potential Income | 14% Gross Yield | Prime HU5 Location

An excellent opportunity to acquire a block of two self-contained flats on Grafton Street, HU5, ideally positioned within a high-demand rental area close to the University of Hull and the popular amenities of Newland Avenue.

This fully self-contained investment comprises two separate 2-bedroom flats, offering a flexible and resilient income strategy suitable for both student and professional tenants.

Investment Highlights

Block of 2 x 2-bedroom flats
Potential rental income: £18,240 based on £95pppw
14% gross yield when fully let
Council Tax Band A (per flat)
High-demand rental location
Multiple letting strategies available

Property Overview

The property is arranged as two self-contained flats, each comprising:

Two bedrooms
Living space
Kitchen facilities
Bathroom

Location

Situated within the popular HU5 postcode, the property benefits from:

Close proximity to University of Hull
Walking distance to Newland Avenue, a key student and social hub
Consistent demand from both students and working professionals

For more information please contact our sales team who will be happy to assist.

sales@tulipg.co.uk
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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		
	77	81
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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