

Shannon Road, Hull

£115,000 Freehold

Investment Only – Tenants in Situ | 7.30% Gross Yield

Description

INVESTMENT ONLY – SOLD WITH TENANTS IN SITU | £700 PCM | 7.30% GROSS YIELD AT ASKING PRICE!

PLEASE NOTE NEW EPC BOOKED IN FOR WK 16/11/26

Compliance Expiry Details
EPC - Due now
EICR - 16/3/31
Gas - 18/2/27

Higson Homes presents this three-bedroom freehold mid-terrace on Shannon Road in east Hull. The property is being sold with the existing tenants in situ, who moved in during May 2024. The rent was last increased in February 2026 and is currently £700 per calendar month.

Key features

- Sold with tenants in situ since May 2024

- £8,400 annual rent, giving a 7.30% gross yield at the £115,000 asking price before costs

- Three-bedroom freehold mid-terrace with approximately 850 sq ft of accommodation



- Reception room, kitchen, bathroom and separate WC

- Paved front area and rear garden

- Currently managed by Higson Homes, with continued management available by agreement

Current rent and nearby advertised rents

Our November 2026 LetsBid report identified nearby three-bedroom homes advertised at £750–£850 pcm, including a terrace on Bickleigh Grove at £750 pcm, a terrace on Hodder Grove at £850 pcm and an end-terrace on Frome Road at £850 pcm. The advertised gross yield is based on the property's current rent of £700 pcm.

Property condition and photographs

The property is in the Longhill area of east Hull, close to Longhill Primary School and Wansbeck Primary School. The marketing photographs were taken in 2024 before the current tenants moved in. At the latest mid-term inspection on 10 November 2026, the interior was described as clean, tidy and well maintained. The inspection identified garden maintenance.

Continued management with Higson Homes

We already manage the property, so you can speak directly with the team that knows the property and the tenancy. If you'd like us to continue managing it after completion, we can agree terms in advance and coordinate the handover, giving you and the tenants a familiar point of contact.

Contact Higson Homes on 01482 351351 to discuss the investment,

request the available property and tenancy information, or ask about continued management. Viewings are by appointment and arranged with the tenants.

Council Tax Band: A (Hull Council Tax)
Tenure: Freehold
Garden details: Private Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains

Tenure
Freehold

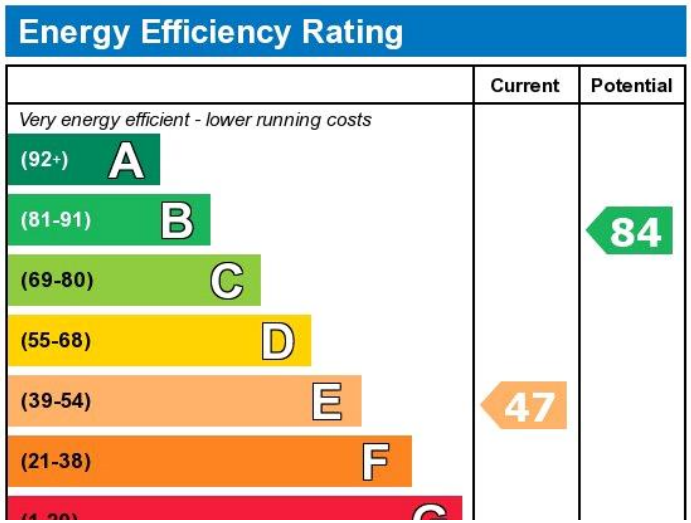












Viewing by appointment only
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