



## 8 Ash Grove

, Hull, HU5 1LU

**Asking Price £215,000**



- Investment Property
- CURRENTLY VACANT
- Potential Gross Rental Inc £30,940
- Historic ASTs available in order to prove permitted rights to be used as HMO as per Art. 4 Directive
- 7 bedroomed HMO Property
- Potential Gross Yield 14,06%
- HMO License



2 Storey 7 bedroom HMO  
 HMO License granted  
 Historic Tenancies available in order to prove permitted rights to be used as HMO as per Planning Directive art. 4

CURRENTLY VACANT

2 full bathrooms  
 1 kitchen with two sets of facilities  
 Mains wired interlinked fire detection  
 Large separate living dining room  
 Fully furnished  
 Fire doors throughout  
 Scope for further development  
 UPVC Windows and gas central heating throughout

**GROUND FLOOR**

Entrance hallway  
 Bedroom 1 - 17m<sup>2</sup> - with bay window - suitable size for ensuite installation  
 Bedroom 2 - 15m<sup>2</sup> - suitable for ensuite conversion

**GROUND FLOOR REAR ADDITION**

Living dining room - 21m<sup>2</sup>  
 Kitchen - 9.6m<sup>2</sup> - two sets of cooking facilities - integrated electric hobs and under counter ovens - sink drainer and combination boiler  
 Rear lobby - 2nd sink drainer and washing machine  
 Bathroom - Over bath electric shower, wash hand basin and WC.

**FIRST FLOOR**

Bedroom 3 - front left hand - 10m<sup>2</sup>  
 Bedroom 4 - front right hand - 11m<sup>2</sup> room includes space into the bay window  
 Bedroom 5 - rear main - 12m<sup>2</sup>

**FIRST FLOOR REAR ADDITION**

Bathroom - over bath electric shower, wash hand basin and WC.  
 Bedroom 6 - 10m<sup>2</sup>  
 Bedroom 7 - 10m<sup>2</sup>

External  
 Front yard and porch way to front door  
 Rear garden

CURRENTLY VACANT

Potential Gross Income when fully let £30,940 pa  
 Potential Gross Yield when fully let 14.06%  
 Council Tax Band B ( Hull City Council)  
 Tenure - Freehold

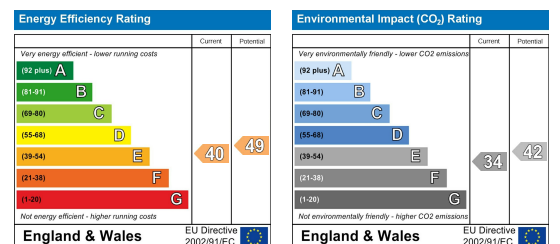
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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