



TULIP
STUDENT LIVING



8 Ash Grove

Hull

£185,000

Freehold

- 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



Reduced Price: £215,000 to £185,000 – Exceptional Investment Opportunity

7-Bedroom HMO Property | 2 Storey | Freehold | HMO License Granted | Article 4 Compliant

An exceptional opportunity to acquire a spacious 7-bedroom, fully compliant HMO property in a prime rental market. This investment-ready property benefits from historic tenancies confirming permitted usage under the Article 4 Directive and offers a potential gross income of £30,940 per annum with a gross yield of 14.06% when fully let. Currently vacant, the property is structurally sound and fully compliant but offers excellent scope for refurbishment to maximise rental income and property value.

The property features seven spacious bedrooms, two full bathrooms, a kitchen equipped with two integrated electric hobs, under-counter ovens, sink/drain, and combination boiler, and a large separate living/dining room measuring 21m² – ideal for communal use. It is fully furnished, has UPVC windows, gas central heating throughout, a mains-wired interlinked fire detection system, and fire doors throughout, ensuring safety and compliance. Additionally, there is significant scope for further development to enhance its rental appeal and return on investment.

On the ground floor, the property comprises an entrance hallway, Bedroom 1 (17m²), a spacious room with potential for ensuite installation, and Bedroom 2 (15m²), which is also ideal for ensuite conversion. The generously sized living/dining room spans 21m² and offers a perfect communal area for tenants. The kitchen (9.6m²) is well-equipped with two sets of cooking facilities, integrated hobs, ovens, and a combination boiler. A rear lobby provides additional sink/drain and washing machine space, and the ground floor bathroom includes an over-bath electric shower, wash hand basin, and WC.

The first floor features Bedroom 3 (10m²), a front left-hand room, Bedroom 4 (11m²), which includes space into the bay window, and Bedroom 5 (12m²), the rear main bedroom.



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	40	49
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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