



**TULIP**  
STUDENT LIVING



## 8 Wellesley Avenue Hull

**£200,000**  
**Freehold**

- Currently let to 4 students for academic year 2024/25
- Gross Rental Income £23,340
- 5 Bed HMO
- Article 4 CLU consent as C4 HMO
- Now let for 2025/2026
- Gross Yield 11.67%
- Investment Property



Exceptional 5-Bedroom HMO Investment Property

Overview: Seize this outstanding opportunity to invest in a well-established 5-bedroom House in Multiple Occupation (HMO). This property promises a solid rental income and strong growth potential.

Key Details:

Gross Rental Income from 13.06.25 - 06.06.26: £23,340

Gross Yield: 11.67% per annum

C4 HMO Status: Documented historic use; Article 4 Consent applied for.

Rents are accurate at the time of listing.

Property Layout:

Ground Floor:

- Bedroom 1
- First Bathroom (shower)
- Lounge
- Dining Room
- Kitchen

First Floor:

- Bedroom 2
- Bedroom 3
- Second Bathroom (shower)
- Bedroom 4
- Bedroom 5

Why Invest?

This property features a spacious layout designed for comfortable student living, ensuring high demand and occupancy rates. With its historical use as an HMO, coupled with the application for Article 4 Consent, you can secure a valuable asset in a competitive rental market. This investment not only provides a reliable income stream but also the potential for long-term appreciation. Don't miss out on the chance to own this prime HMO property!

Contact us today for more information or to arrange a viewing. Act fast—opportunities like this don't last long!



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D	59		
(39-54) E			
(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

**TSL Hull**  
105-107 Cottingham Road  
Hull  
HU5 2DH

01482 445588  
contact@tulipstudentliving.co.uk

