



9 Beresford Avenue Hull

£200,000
Freehold

- Gross Rental Income £18,020
- 5 Bed HMO
- Article 4 CLU consent granted as C4 HMO
- Gross Yield 8.19%
- Investment Property



HMO Investment Property: 5 Bedrooms

Overview: This well-established 5-bedroom HMO is an exceptional investment opportunity which offers a solid return with significant rental income potential.

Key Details:

- Gross Rental Income: £25,200 per annum (potential)
- Gross Yield: 12.6%
- C4 HMO Status: Documented historic use with Article 4 Consent granted
- Property Layout:

Ground Floor:

- Bedroom 1
- Bedroom 2
- Lounge
- Kitchen
- First Floor:

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

Additional Information:

Ideal for attracting student tenants, ensuring a steady rental income stream.
Well-maintained and thoughtfully designed layout, providing comfort and convenience for occupants.
This property not only offers a strong yield but also comes with the benefit of established HMO status, making it a valuable asset in today's rental market.

Contact us today for more information or to schedule a viewing!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(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

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