



## 30 Cranbrook Avenue Hull

**£210,000**  
**Freehold**

- 5-bedroom student HMO
- Gross Yield: 13.14% PA
- Projected Rental Income (25/26): £27,600
- 2 minute walk to Hull University



An exceptional investment opportunity in the heart of Hull’s thriving student district!

This 5-bedroom HMO is ideally located just a 2-minute walk from Hull University, ensuring strong rental demand year after year. Surrounded by all essential student amenities, including supermarkets, cafes, restaurants, and excellent transport links, this property is perfectly positioned for maximum occupancy.

Projected Rental Income (25/26): £27,600  
Impressive Gross Yield: 13.14% PA  
Established HMO Use (C4) with Article 4 Consent Applied For  
Strong Rental History – Popular Among Students

A high-yielding, well-located HMO, offering immediate returns and long-term capital growth. Don’t miss this fantastic addition to your investment portfolio!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	72	
(55-68) D		
(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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