



## 13 Beresford avenue Hull

**£210,000**  
**Freehold**

- Refurbished Summer 2022
- Gross Rental Income £24,700.20
- 5 Bed HMO
- Article 4 CLU consent granted as C4 HMO
- Currently let to students for academic year 2024/2025
- Gross Yield 11.76%
- Investment Property



Investment Opportunity: Refurbished 5-Bedroom HMO

Overview: This fully refurbished 5-bedroom House in Multiple Occupation (HMO) is an excellent investment opportunity, currently let for the 2024/2025 academic year. With its modern amenities and prime location, this property promises attractive rental returns.

Key Details:

Gross Rental Income from 01.08.25-02.07.26: £23,500 per annum  
Gross Yield: 11.19%  
Tenancy Duration: 48 weeks

C4 HMO Status:

Documented historic use with Article 4 Consent granted.  
Rents are accurate at the time of listing.  
Property Layout:

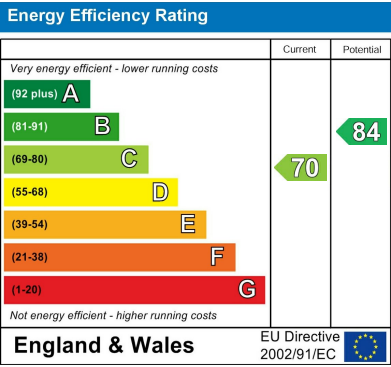
Ground Floor:

Bedroom 1  
Bedroom 2  
Lounge  
Kitchen  
First Floor:

Bedroom 3  
First Bathroom (shower)  
Second Bathroom  
Bedroom 4  
Bedroom 5  
Additional Information:

Recently refurbished in Summer 2022, this property combines comfort with contemporary living. The layout is ideal for student tenants, ensuring consistent demand and reliable rental income. This property not only offers a strong yield but also stands out due to its modern upgrades and established HMO status.

Contact us today for further details or to arrange a viewing!



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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