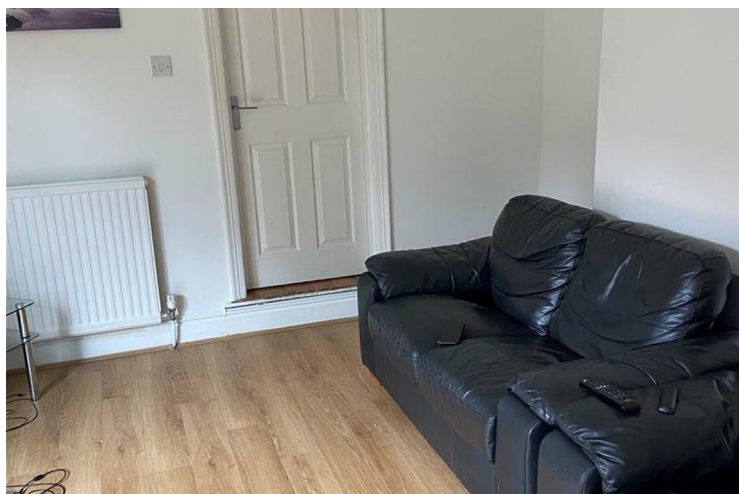




## 10 Wellesley Avenue Hull

**£225,000**  
Freehold

- Currently let to 5 students for academic year 2023/2024
- Gross Yield 9.90%
- Article 4 CLU consent as C4 HMO applied for
- Gross Rental Income £23,750
- 6 Bed HMO
- Investment Property



## 6 Bedroom HMO Investment property

Currently let to 6 Students for academic year 2024/2025

Gross Rental Income £28,800

Gross Yield 12.8% pa

Documented historic use as C4 HMO

Article 4 Consent Applied For

Rents correct at time of listing

6 bedroom and 2 bathrooms

The property comprises:

Ground Floor

Bedroom 1

Bedroom 2

Lounge

Kitchen

First Floor

Bedroom 3

First Bathroom (shower)

Second Bathroom (shower)

Second Toilet

Bedroom 4

Bedroom 5

Bedroom 6



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         | 82                      |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 62      |                         |
| (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

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