



## 122 Cranbrook Avenue Hull

**£225,000**  
Freehold

- 5 Bedroom HMO
- Let for academic year 25/26
- Income from 01.08.25-02.07.26: £27,600
- Yield: 12.27%



Location: Cranbrook Avenue, Hull, HU6

Price: £225,000

Vacant and Ready for Immediate Letting – Certificate of Lawful Use (CLU) in Place

This 5-bedroom HMO terraced house is situated on Cranbrook Avenue, one of the best streets for students, just a 2-minute walk from the University of Hull. The property is currently vacant and fully compliant with a Certificate of Lawful Use (CLU) for its HMO status. Close to local amenities such as shops, cafes, and transport links, this house is a perfect fit for student tenants. The layout includes three spacious bedrooms upstairs and two downstairs.

Key Features:

5 Fully Furnished Bedrooms – 3 bedrooms upstairs and 2 downstairs, all spacious and ready for tenants

Comfortable Living Space – Designed for student communal living

Prime Location on Cranbrook Avenue – Highly sought-after student street, just a 2-minute walk to the University of Hull

Certificate of Lawful Use (CLU) – Ensuring compliance for HMO usage

Rental Potential:

Income from 01.08.25-02.07.26: £27,600

Yield: 12.27%

With a sale price of £225,000, the property offers a yield of 12.27%, making it a highly attractive investment in a thriving student rental market.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	86
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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