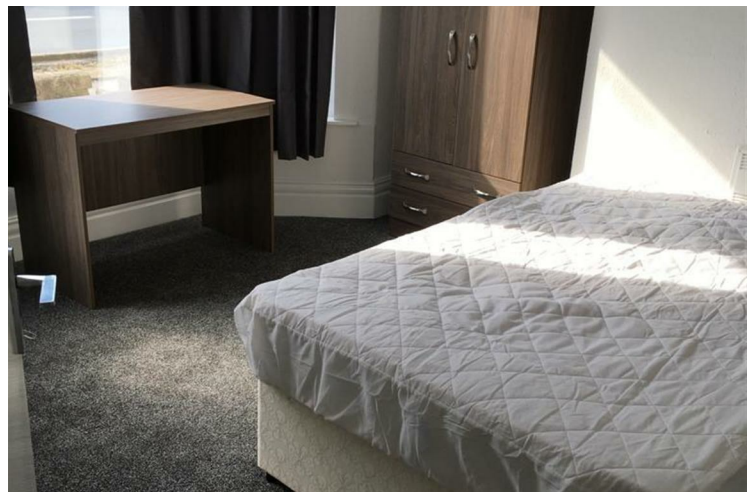




14 Cranbrook Avenue Hull

£225,000
Freehold

- High Income: Generates £31,680 annually at £110 per week per room.
- CLU Certified: Fully compliant HMO with Certificate of Lawful Use.
- Student Ready: Six bedrooms and communal spaces for tenants.
- Strong Yield: Offers a 14.08% return on a £225,000 sale price.
- Prime Location: Close to the University of Hull on Cranbrook Avenue.
- Turnkey Investment: Ready-to-go property in Hull's rental market.



For Sale: High-Yield 6-Bedroom HMO Student Accommodation – Cranbrook Avenue, Hull – £225,000

Presenting an exceptional opportunity to acquire a 6-bedroom HMO Licensed property with a Certificate of Lawful Use (CLU), situated in the heart of Hull’s vibrant student area. This property is specifically designed for student accommodation, making it a prime choice for investors seeking a high-yield asset.

Key Investment Highlights:

Income from 01.08.25-02.07.26: £33,660
Yield: 14.96%

Prime Location: Located on Cranbrook Avenue, one of Hull’s most sought-after streets for students, close to the University of Hull and local amenities.
Fully Compliant: The property comes with a Certificate of Lawful Use (CLU), ensuring compliance with HMO regulations.
Spacious Accommodation: The property features six well-proportioned bedrooms, communal areas, and facilities tailored to student needs.

Viewings Available: By appointment only. Don’t miss out on this high-yield, low-risk investment opportunity. Contact us today to arrange a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(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

TSL Hull
105-107 Cottingham Road
Hull
HU5 2DH

01482 445588
contact@tulipstudentliving.co.uk

