



58 Lambert Street, Hull, HU5 2SH

**Asking Price £175,000**



#### Exceptional Investment Opportunity

This fully licensed 6-bedroom HMO with an established Certificate of Lawful Use (CLU) offers a standout investment opportunity in Hull's Article 4 area. With all necessary compliance in place, this property presents a hassle-free, income-generating asset ideal for discerning property investors.

#### Property Layout Description:

##### Ground Floor:

Enter the property to find two spacious bedrooms, a modern, well-equipped kitchen perfect for communal use, and a contemporary bathroom. The



- Fully Let
- Fully Licensed HMO with Certificate of Lawful Use (CLU)
- Yield: 17.10%
- 6 bedrooms
- Total Gross Income: £29,927.52 per year