



12 Wellesley Ave Hull

£240,000
Freehold

- Currently let for academic year 2022/23
- Gross Rental Income £27,360
- Gross Yield 11.40% (Potential for increased Yield)
- 6 Bed HMO
- Article 4 CLU documented proof as C4 HMO available



6 Bedroom HMO Investment property

Currently let for academic year 2025/26

Gross Rental Income £24,000

Gross Yield 10% pa

Documented historic use as C4 HMO

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

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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	84
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

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