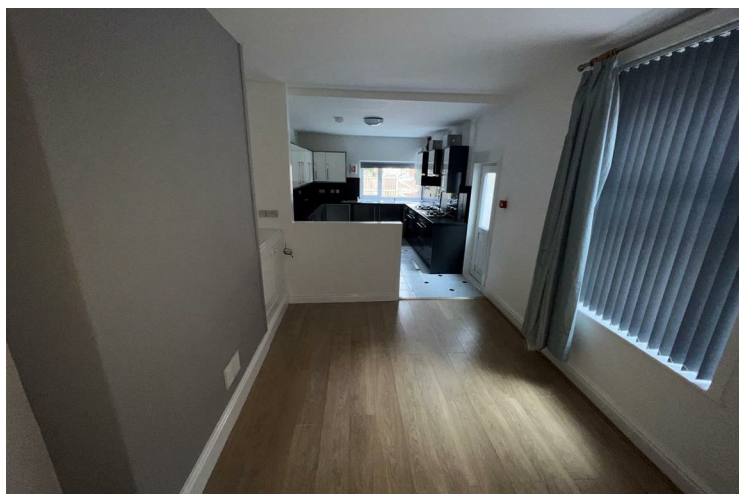
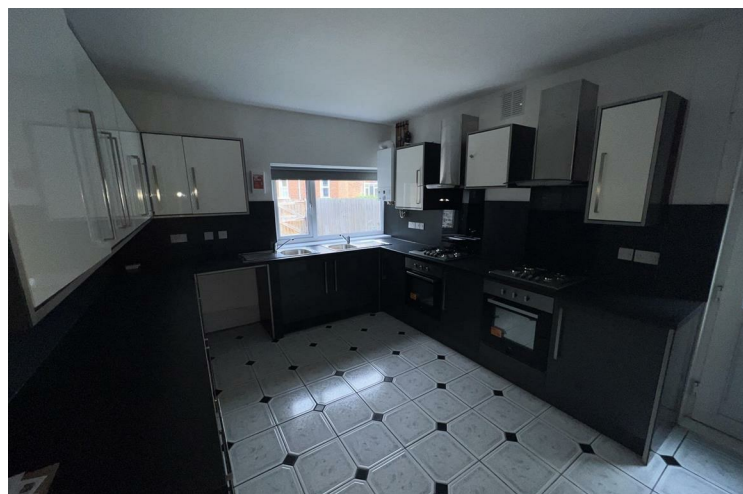




15 Beresford Avenue Hull

£250,000
Freehold

- Refurbished Summer 2022
- Gross Rental Income £21,093.88
- Investment Property
- Currently let for academic year 2022/23
- Gross Yielded 9.17%
- Article 4 CLU consent granted as C4 HMO



6 Bedroom HMO Investment property

Refurbished Summer 2022

Currently let to working professionals

Gross Rental Income £26,000 PA

Gross Yield 10.4% pa

Documented historic use as C4 HMO

Article 4 Consent Granted

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

Second Bathroom (shower)

Bedroom 4

Bedroom 5

Bedroom 6



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	60	
(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

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