



Beaufort Close , Hull, HU3

£140,000



 4  2  1

Freehold | EPC rating: C

- 4 Bedroom HMO
- Furnished - 3x Double Rooms, 1x Single Room
- Modern Communal Kitchen & Dining Room
- Stylish Interior
- Two Communal Shower Rooms
- Close to Hull Royal Infirmary & City Centre

Description

High-Yield 4 Bedroom HMO | Tenants in Situ | £25,580 Annual Income

This four bedroom HMO presents a rare and highly attractive investment opportunity, currently fully let and generating a gross rental income of £2,131.67 per month (£25,580 per annum), equating to a remarkable gross yield of 18.27%.

Located in the ever-popular HU3 area of Hull, the property is ideally situated just minutes from Hull Royal Infirmary and within easy reach of Hull city centre. With strong demand from working professionals, the area offers high occupancy rates and minimal voids - ideal for any investor seeking steady, reliable returns.

The property is modern throughout with a stylish grey decor theme and hard flooring laid across all areas except the staircase, offering both durability and low maintenance. The internal layout is well-suited for shared living and includes a spacious ground floor double bedroom, modern kitchen with ample cupboard space, separate WC and shower, and a generous communal dining area. Upstairs, there are two further double bedrooms, one single bedroom and a second shower room. Externally, the property benefits from front and rear gardens along with a garage, providing useful outdoor space and storage for tenants.

With such a high yield, a turnkey finish, and a location that continues to attract professional tenants, this property is an exceptional addition to any buy-to-let or HMO portfolio.

Floorplan



Total floor area: 82.7 sq.m. (891 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Photographs





Rooms

Kitchen

Communal modern fitted kitchen with wall and base units. Integrated oven, hob and extractor hood.
4.55m x 2.63m (14'11" x 8'7")

Shower

Communal fully tiled shower room with shower cubicle located on the ground floor.
1.34m x 0.83m (4'5" x 2'8")

Room 4

Double bedroom on the ground floor with grey, wood effect laminate flooring, grey painted walls and patterned wallpapered feature wall. Furnished with double bed, mattress, bedside table, chest of drawers and wardrobe.
4.55m x 2.01m (14'11" x 6'7")

Room 2

Single bedroom with grey, wood effect laminate flooring, grey painted walls and patterned wallpapered feature wall. Furnished with single bed, mattress, bedside table, wardrobe, desk and chair.
3.62m x 1.67m (11'11" x 5'6")

Room 3

Double bedroom with grey, wood effect laminate flooring, grey painted walls and patterned wallpapered feature wall. Furnished with queen bed, mattress, bedside table, chest of drawers and cupboard unit. Also benefits from a built in wardrobe space above the stairs.
2.48m x 3.59m (8'1" x 11'10")

Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective tenants only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the landlord by separate negotiation.

WC

Communal ground floor WC with basin. Fully tiled with grey and mosaic tiles.
0.82m x 1.98m (2'8" x 6'6")

Reception Room

Communal reception room with grey, wood effect laminate flooring and grey painted walls. Furnished with dining table and chairs.
4m x 2.38m (13'1" x 7'10")

Room 1

Spacious double bedroom with grey, wood effect laminate flooring, grey painted walls and patterned wallpapered feature wall. Furnished with double bed, mattress, bedside table, chest of drawers and wardrobe.
4.28m x 2.72m (14'0" x 8'11")

Shower Room

Communal shower room, fully tiled with grey and mosaic tiles and comprising of shower cubicle, basin and WC.
1.7m x 2.69m (5'7" x 8'10")

EPC Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map



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