

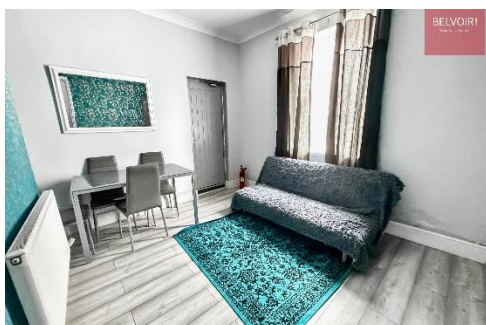
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Property is personal



St Georges Road , Hull, HU3

£125,000



Freehold | EPC rating: D

- 3 Bedroom HMO
- Furnished - 3x Double Rooms
- Modern Communal Kitchen & Reception Room

- Close to Hull Royal Infirmary & City Centre
- Potential to Increase Rental Value
- Gross Monthly Rental - £1,430 | Gross Yield - 13.73%

 hull@belvoir.co.uk

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 **01482 322 300**

Description

Modern 3 Bedroom HMO | Tenants in Situ | £17,160 Annual Income

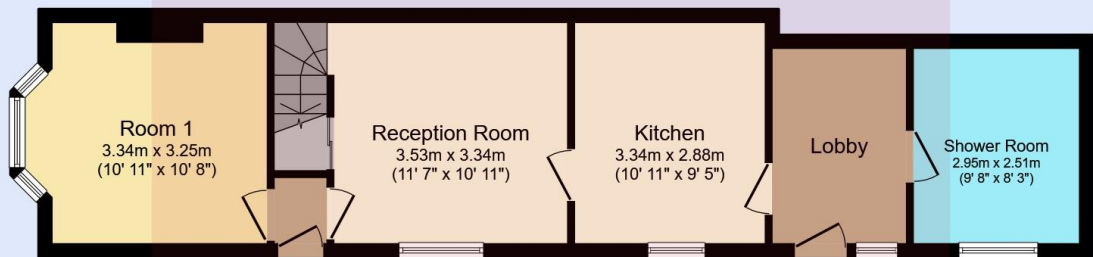
This three-bedroom HMO accommodates up to four tenants when fully let, generating £1,430 per month in rental income. All rooms are doubles, with the third featuring a private office or dressing room that could be converted into an ensuite to further boost rental value.

Situated in the ever-popular HU3 area of Hull, the property is perfectly positioned just minutes from Hull Royal Infirmary and within easy reach of the city centre. With consistent demand from working professionals, this location offers excellent occupancy rates and minimal voids — ideal for investors seeking reliable, long-term returns.

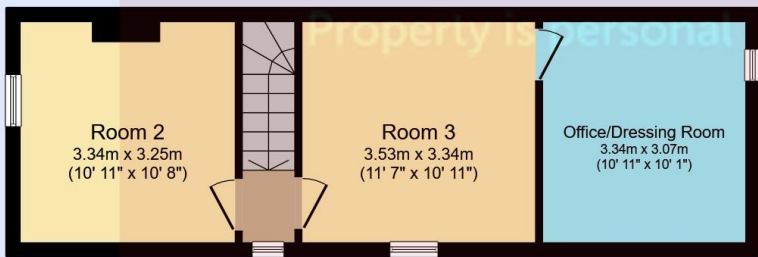
The property is finished to a modern standard throughout, featuring a stylish grey décor theme and hard flooring across all areas except the staircase for easy maintenance and durability. The ground floor offers a double bedroom with bay window, a communal living and dining space, a modern kitchen with ample storage, and a contemporary wet room. Upstairs are two further double bedrooms, one with a private office or dressing room.

With tenants already in situ, a turnkey finish, and strong potential to increase rental value, this property makes an excellent addition to any buy-to-let or HMO portfolio.

Floorplan



Ground Floor
Floor area 50.6 sq.m. (544 sq.ft.)



First Floor
Floor area 36.6 sq.m. (394 sq.ft.)

Total floor area: 87.1 sq.m. (938 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

Room1

Double bedroom on the ground floor with grey, wood effect laminate flooring, grey painted walls and patterned wallpapered feature wall. Also featuring a bay window and fireplace. Furnished with double bed, mattress, bedside table and double wardrobe with draws.

3.25m x 3.34m (10'08" x 10'11")

Kitchen

Communal modern fitted kitchen with wall and base units. Integrated oven, hob and extractor hood.

2.88m x 3.34m (9'5" x 10'11")

Room 2

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 draws and double wardrobe with draws. 3.25m x 3.34m (10'08" x 10'11")

Office/Dressing Room

Office/dressing room with private access for the tenant of room 3. With grey, wood effect laminate flooring and grey and white painted walls. Furnished with chest for draws and desk.

3.07m x 3.34m (10'1" x 10'11")

Reception Room

Communal reception room with grey, wood effect laminate flooring, grey painted walls and patterned wallpapered feature wall. Furnished with sofa, dining table and chairs.

3.53m x 3.34m (11'7" x 10'11")

Wet Room

Communal wet room fully tiled with grey contemporary finish and including basin and WC.

2.51m x 2.95m (8'3" x 9'8")

Room 3

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 draws, double wardrobe with draws and armchair.

3.53m x 3.34m (11'7" x 10'11")

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.

EPC Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Map



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