



Sculcoates Lane, Hull, HU5

£140,000



 4  3  1

Freehold | EPC rating: C

- Well Presented 4 Bedroom HMO
- Spacious Communal Kitchen Diner
- Gross Monthly Rental - £1,715
- Two Communal Bathrooms + Ensuite
- Popular HU5 Location
- Gross Yield - 14.7%

BELVOIR!

Property is personal

Description

Fully Let 4-Bedroom HMO | Tenant Hotspot Location | 14.7% Gross Yield

Situated in HU5, a short walk from Beverley Road, this well-presented and fully occupied HMO offers an ideal opportunity for investors seeking strong returns in a proven rental hotspot. Currently generating £1,715 per calendar month and achieving a gross yield of around 14.7%, this property provides both reliable income and further scope to increase rents and capital value with light modernisation.

Arranged over three floors, the layout is ideal for shared living. The ground floor includes a bright double bedroom, a communal shower room with cubicle, basin and WC, a shared living area with glazed door opening to the rear garden, and a convenient utility room.

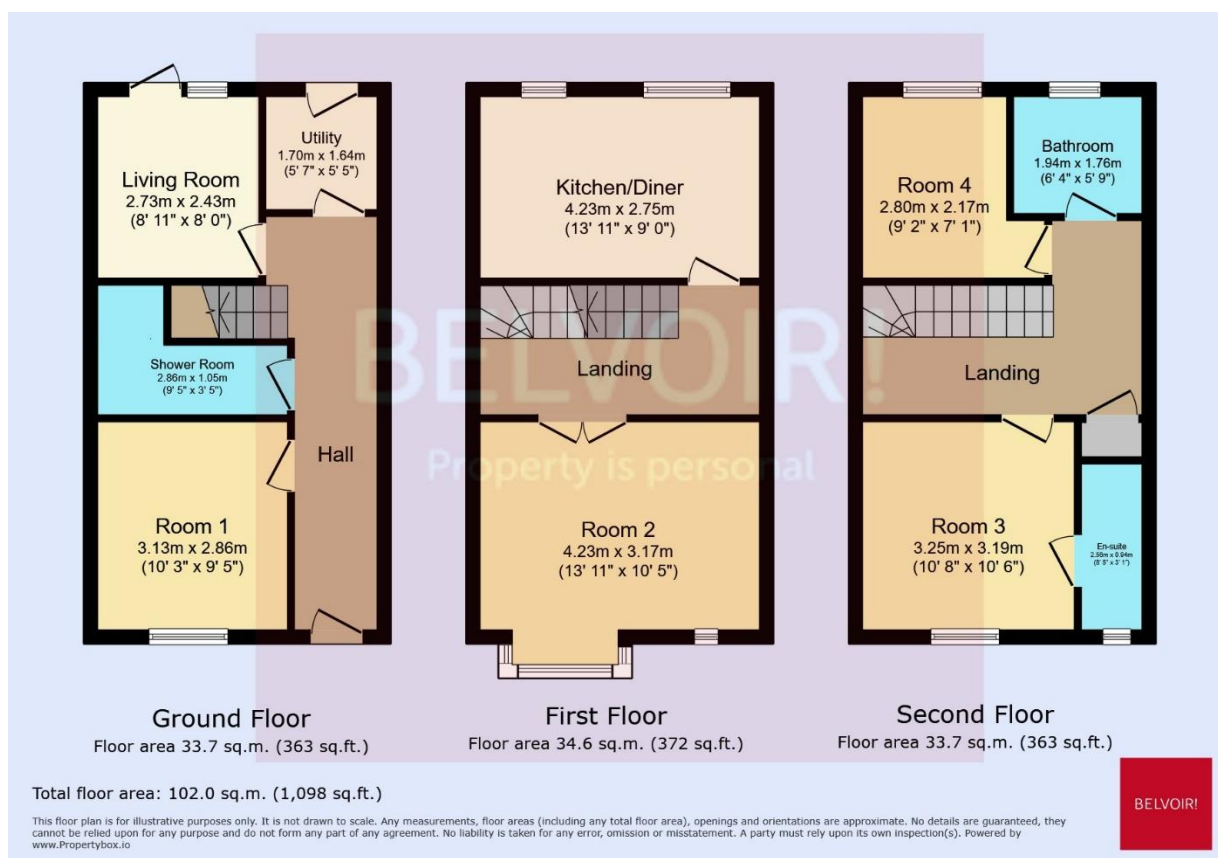
On the first floor, a particularly spacious double bedroom with bay window and a kitchen diner, fitted with wall and base units, integrated oven, hob, extractor and dishwasher, plus a breakfast bar with stools providing a sociable dining space for tenants.

The top floor features a double bedroom with en-suite shower room, a further single bedroom, and a bathroom fitted with a three-piece suite and overhead shower.

The property benefits from new carpets to the stairs, landing and top-floor bedrooms, and a new boiler, both installed just over a year ago.

This property is ideally located in a popular spot for professionals and mature students thanks to its strong transport links and easy access to key employers across the city. Regular bus routes run directly to Hull Royal Infirmary, the University of Hull, and the city centre. Positioned just off Beverley Road, the area also benefits from a great range of local amenities including supermarkets, cafes, takeaways and convenience stores.

Floorplan



Rooms

Room 1

Double bedroom with wood effect flooring and white painted walls. Furnished with double bed, mattress and wardrobe.

3.13m x 2.86m (10'4" x 9'5")

Shower Room

Communal shower room to the ground floor with shower cubicle, basin and wc. Also benefits from heated towel rail.

1.05m x 2.83m (3'5" x 9'4")

Living Room

Communal living room with wood effect flooring and painted white. Furnished with two seater sofa. Glazed door with side panel to rear garden.

2.73m x 2.43m (9'0" x 8'0")

Utility Room

Utility room for communal use, including washer dryer and counter space. Rear door to access garden.

1.7m x 1.64m (5'7" x 5'5")

Room 2

Spacious double bedroom with bay window. Grey wood effect flooring and decorated white. Furnished with double bed, mattress, wardrobe, drawers, desk, chair and side table.

3.17m x 4.23m (10'5" x 13'11")

Kitchen Diner

Communal kitchen and dining area with integrated appliances.

2.75m x 4.23m (9'0" x 13'11")

Room 3

Double bedroom brown brown fitted carpet and painted white. Furnished with double bed, mattress and wardrobe. Benefits private ensuite shower room.

3.19m x 3.25m (10'6" x 10'8")

Ensuite (Room 3)

Ensuite shower room with shower cubicle, basin and wc.

2.56m x 0.94m (8'5" x 3'1")

Room 4

Single bedroom with brown fitted carpet and painted white. Furnished with bed, mattress and wardrobe.

2.8m x 2.17m (9'2" x 7'1")

Bathroom

Communal bathroom to the second floor with three piece suite and overhead shower.

1.76m x 1.97m (5'10" x 6'6")

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. Some images have been digitally enhanced using AI to show staged bedding and décor for illustrative purposes only. All photos accurately represent the actual rooms, furniture, layout and fixed features of the property.

Photographs

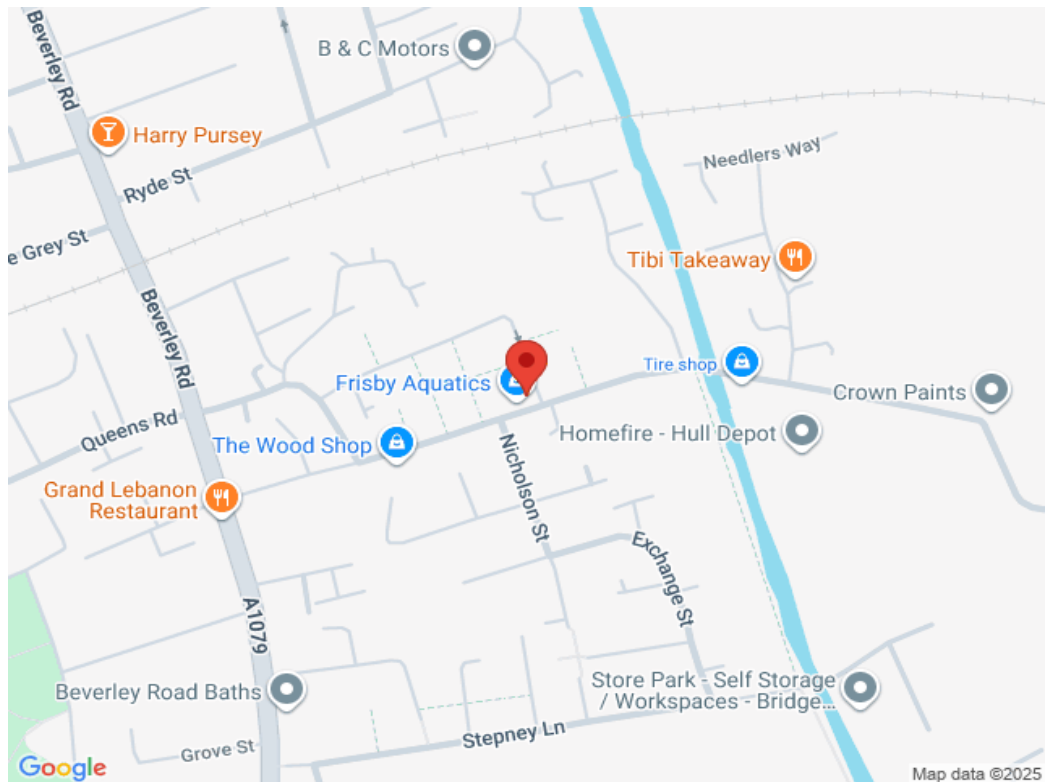




EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map



www.belvoir.co.uk/offices/hull