



**Desmond Avenue, Hull HU6 7JY**

**Welcome to**

**Desmond Avenue, Hull**

Investment Goldmine!

This fully let 7-bedroom HMO property earns an impressive £31,920 annually, boasting an 11.82% yield. Each room is thoughtfully designed, and tenants enjoy a communal kitchen and dining area, plus a rear garden. Don't miss this lucrative investment opportunity.



**Entrance Porch**

1/2 tiled walls and tiled floor.

**Entrance Hall**

Panelled entrance door with window over, radiator and stairs to the first floor.

**Cloakroom**

Low level W/C and wash hand basin.

**Bedroom 1**

12' 1" into recess x 15' into bay ( 3.68m into recess x 4.57m into bay )

Double glazed bay window to the front, wood grain effect flooring, radiator and coving to the ceiling.

**Bedroom 2**

12' 10" x 10' into recess ( 3.91m x 3.05m into recess )

Double glazed window to the rear, wood grain effect flooring and a radiator.

**Breakfast Kitchen**

25' 5" x 9' 8" ( 7.75m x 2.95m )

Fitted kitchen with a range of wall and base units, work surfaces, two stainless steel sinks, tile splash back, gas cooker point, plumbing for an automatic washing machine, cupboard housing the boiler, two double glazed windows to the side and open plan to conservatory.

**Conservatory**

11' 3" x 9' 7" ( 3.43m x 2.92m )

Double glazed windows to the side and rear plus rear double glazed entrance door.

**Landing**

Stairs to the second floor and a radiator.

**Bedroom 5**

10' 9" plus recess x 10' ( 3.28m plus recess x 3.05m )

Double glazed window to the rear, wood grain effect flooring and a radiator.

**Bedroom 3**

9' 9" x 8' 10" ( 2.97m x 2.69m )

Double glazed window to the rear, wood grain effect flooring and a radiator.

**Bedroom 6**

12' 1" x 8' 7" ( 3.68m x 2.62m )

Double glazed window to the front, built in wardrobe, wood grain effect flooring and a radiator.

**Bedroom 4**

12' 2" max x 8' 9" ( 3.71m max x 2.67m )

Double glazed window to the front, wardrobe, cupboard, wood grain effect flooring and a radiator.

**Bathroom**

Bathroom with panelled bath with shower over, low level w/c, pedestal wash hand basin, radiator and double glazed window to the side.

**Shower Room**

Shower room with corner shower, low level W/C, pedestal wash hand basin and double glazed window to the side.

**Bedroom 7**

15' restricted head height x 10' 5" ( 4.57m restricted head height x 3.17m )

Double glazed velux window to the front and rear, wood grain effect flooring and a radiator.

**En-Suite Shower Room**

Shower room with shower cubicle, low level w/c, pedestal wash hand basin, radiator and a double glazed window to the side.

**Front Garden**

Gravelled garden with wrought iron fence surround.

**Rear Garden**

Lawned garden with fence surround and side pedestrian access.



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## Welcome to

### Desmond Avenue, Hull

- 7 Bedroom HMO Property
- £31,920 Per Year 11.82% Yield
- Investment Opportunity
- Close Proximity to University Of Hull
- Great Local Amenities

Tenure: Freehold EPC Rating: D

offers in the region of

# £220,000



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Property Ref:  
NEA118846 - 0012

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## Directions to this property:

See below map for property location, for further information please contact the Residential Sales Team on 01482 447748.



Please note the marker reflects the postcode not the actual property



william h brown



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