





Desmond Avenue, Hull HU6 7JY



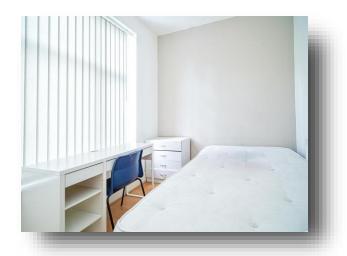
Welcome to

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 ($3.91 \, \text{m} \times 3.05 \, \text{m}$ 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.





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



view this property online williamhbrown.co.uk/Property/NEA118846



Property Ref: NEA118846 - 0012 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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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





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