



61 Wellesley Avenue Hull

£250,000
Freehold

- Refurbished Summer 2022
- Gross Rental Income £22,640
- 6 Bed HMO
- Documented historic use as C4 HMO
- Currently let to students for academic year 2023/2024
- Gross Yield 9.06%
- Investment Property



6 Bedroom HMO Investment property

Refurbished Summer 2022

Currently vacant

Gross Rental Income when fully let - £31,680

Gross Yield 12.67% pa

Documented historic use as C4 HMO

Rents correct at time of listing

6 bedroom and 2 bathrooms

The property comprises:

Ground Floor

Bedroom 1

Bedroom 2

Open Plan Lounge/Kitchen

First Floor

Bedroom 3

First Bathroom (shower)

Second Bathroom (shower)

Bedroom 4

Bedroom 5

Bedroom 6



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	85
England & Wales		
	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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