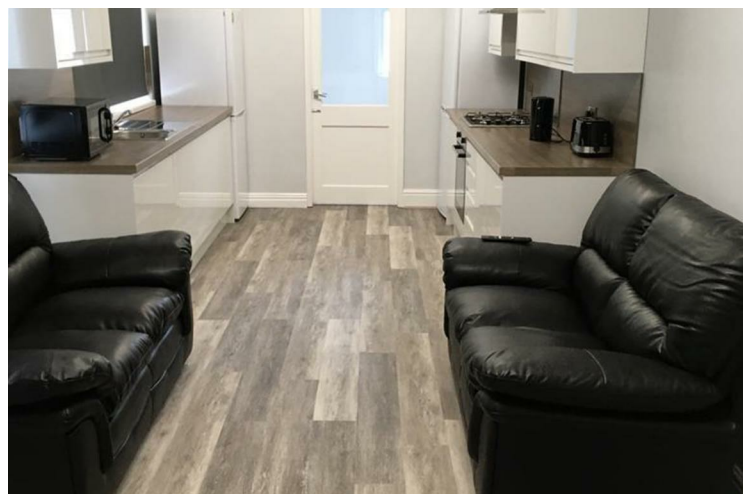




14 Cranbrook Avenue Hull

£450 Per

- High Income: Generates £31,680 annually at £110 per week per room.
- Strong Yield: Offers a 14.08% return on a £225,000 sale price.
- CLU Certified: Fully compliant HMO with Certificate of Lawful Use.
- Prime Location: Close to the University of Hull on Cranbrook Avenue.
- Student Ready: Six bedrooms and communal spaces for tenants.
- Turnkey Investment: Ready-to-go property in Hull's rental market.



STUDENT ACCOMMODATION NOW LETTING FOR 2026/2027

ROOM IN STUDENT HOUSE AVAILABLE FROM AUGUST 2026 £450 PER MONTH

A modern and spacious 6-bedroom student home with large bedrooms throughout. Located in the heart of the student area, the property is extremely close to stacks of amenities and is only a 2-minute walk from the University.

Perfect for groups!



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