



## 66 Sherburn Street, Hull, HU9 2LB

### Asking Price £230,000



Well-presented property offering an exceptional opportunity for investors seeking a fully licensed House in Multiple Occupation (HMO). Spanning an impressive 1,324 square feet, this residence boasts five spacious bedrooms, each accompanied by its own bathroom, ensuring comfort and privacy for all tenants.

Currently fully tenanted, the property generates an impressive income of over £32,000 per annum, reflecting a robust gross return of 14%. This makes it an attractive prospect for those looking to expand their property portfolio or enter the rental market with a reliable investment.

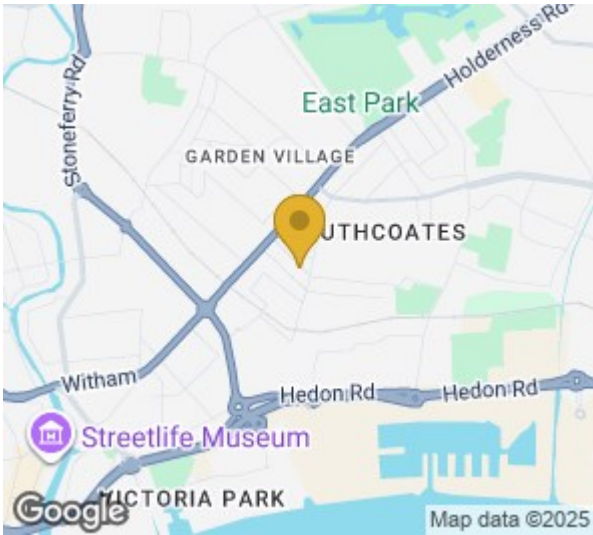
The layout of the property is designed to maximise both space and functionality, making it ideal for modern living. Each bedroom is generously sized, providing ample room for furnishings and personal touches. The ensuite bathrooms add a level of convenience that is highly sought after in shared living arrangements.

Located in a popular area of Hull, this property benefits from excellent local amenities, transport links, and a welcoming community atmosphere. Whether you are an experienced landlord or a first-time buyer looking to invest, this HMO offers a unique chance to secure a profitable asset in a thriving market.

#### VIEWING

To arrange a viewing on this property or require further information please contact one of our team on 01482 342445





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		
England & Wales		
EU Directive 2002/91/EC		



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.