

11 Manvers Street

Hull

£115,000

Freehold

- 3-Bed Investment
- 11.9% Gross Yield
- Council Tax Band: A
- £13,680 Potential Income
- Prime HU5 Location
- EPC Rating: C

High-Yield 3-Bed Investment | £15,120PA | 13.1% Gross Yield | Prime HU5 Location

This is a strong-performing investment opportunity located on Manvers Street, positioned within a highly sought-after student area just moments from the University of Hull and the ever popular Newland Avenue.

The property comprises a three-bedroom HMO, operating on a room-by-room basis, and is fully let for the 26/27 academic year producing an annual income of £15,120.

Investment Highlights
Asking Price: £115,000
Annual Income (2026/27): £15,120
Gross Yield: 13.1%
Bills Inclusive Model (high tenant demand)
Room-by-room letting strategy
Proven student rental location

Property Overview

The property offers three well-sized bedrooms, communal kitchen and living areas and one shared bathroom, making it a straightforward and functional HMO setup.

While configured with a single bathroom, the property remains highly lettable due to its competitive pricing, strong location, and bills-inclusive offering, aligning with current demand in the area.

The property is located within Hull's Article 4 area; however, it benefits from a valid Certificate of Lawful Use (CLU) confirming its established HMO use.

Location

Situated within a prime student catchment area, the property benefits from close proximity to:

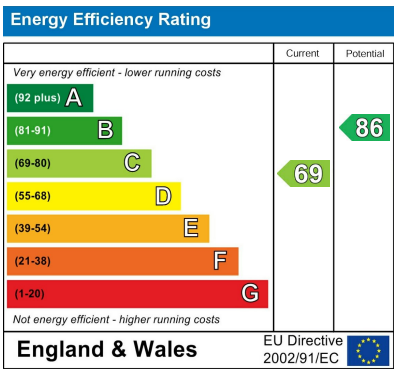
University of Hull
Newland Avenue – a popular hub for students with shops, bars, and amenities

This location consistently delivers high occupancy rates and reliable tenant demand.

For more information please contact our sales team who will be happy to assist:

sales@tulipg.co.uk
01482 445588





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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