



## 47 Ventnor Street Hull

**£140,000**  
**Freehold**

- 2024/25 Academic Year Rent: £100 per person per week
- Fully Let Income Potential: £19,200 per annum
- Gross Yield on Full Occupancy: 13.71% (Based on £140,000 asking price)
- Letting Period: 48 weeks
- Current Actual Rent (2 Tenants): £9,600



## 4-Bed Student HMO – Newly Refurbished – High-Yield Potential Near University

A fantastic opportunity to purchase a newly refurbished 4-bedroom student HMO located just a short walk from the University of Hull and the ever-popular Newland Avenue. This spacious terraced home is perfect for student living, featuring a large communal space and generously sized bedrooms – all set up for academic success and comfortable living.

2025/26 Academic Year

Rent: £100 per person per week

Letting Period: 48 weeks

Fully Let Income Potential: £19,200 per annum

Gross Yield on Full Occupancy: 13.71% (Based on £140,000 asking price)

With recent upgrades and strong potential for rental income, 47 Ventnor Street is an ideal option for landlords or investors looking to secure a solid student asset in one of Hull's most consistent rental areas. There's immediate income from the current tenancy, and the opportunity to maximise returns from 2025/26 onwards.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		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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