



**TULIP**  
STUDENT LIVING



**12 Wellesley Ave  
Hull**

**£240,000  
Freehold**

- Currently let for academic year 2025/26
- Gross Yield 10% pa
- Article 4 CLU documented proof as C4 HMO available
- Gross Rental Income £24,000
- 6 Bed HMO



## 6 Bedroom HMO Investment property

Currently let for academic year 2025/26

Gross Rental Income £24,000

Gross Yield 10% 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

Lounge

Kitchen

First Floor

Bedroom 3

First Bathroom (shower)

Second Bathroom

Second Toilet

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		
England & Wales	69	84
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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