



45 Walgrave Street Hull

£135,000
Freehold

- 4-Bed Investment Property
- £18,240 Income Potential
- Council Tax Band: B
- Freehold
- 13.5% Gross Yield When Fully Let
- CLU in place
- EPC Rating: D
- Prime Location in HU5



4-Bed Investment Property | £18,240 Income Potential | 13.5% Gross Yield | Prime Location

This is a high-yield, turnkey investment opportunity located on Walgrave Street, ideally positioned within close proximity to the University of Hull and popular student & working professional areas.

The property is a four-bedroom HMO currently operating on a room-by-room basis, marketed for the 2026/27 academic year at £95 per person per week (bills inclusive), generating a potential total annual income of £18,240.

The property is part-let for the upcoming academic year — ideal for investors looking to benefit from both stability and active letting.

Investment Highlights

Asking Price: £135,000
Annual Income Potential (2026/27): £18,240
Gross Yield: 13.5%
4 Bedrooms
Bills Inclusive Model
Part-let for 2026/27
Proven location

Property Overview

The property comprises four well-proportioned bedrooms, a communal kitchen and living area along with a shared bathroom downstairs, making it well-suited to sharing tenants. The layout is designed to accommodate multi-let occupancy, with strong ongoing 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 in a very popular rental area, the property benefits from excellent access to:

University of Hull
Newland Avenue – a key student hub with bars, shops, and amenities

For more information please get in touch with our sales team:

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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