



Date: 6th August 2025

Property: 0373

AVAILABLE NOW

Price: £160,000

Type: Licensed 4 Bed HMO

Location: Hull HU3

Deal: Investment

Direct To Vendor (DTV)

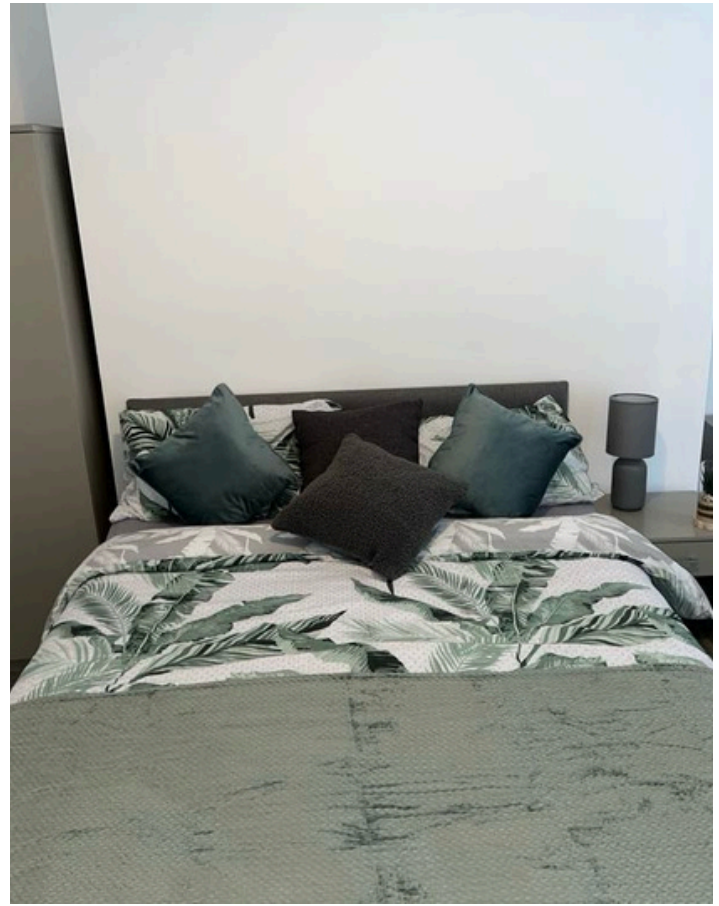


About The Property

Hello, so today we have this large 4 bed HMO investment property available, the property has a lovely modern kitchen with patio doors leading to the large garden area. I must admit this particular property has a slightly odd layout which could potentially be improved by any new owners. The property has 4 Letting Rooms, 3 are en-suite rooms and the 4th has a separate bathroom and w/c.

Summary

- **Purchase Price: £160,000**
- **Currently Available: 6th August 2025**
- **Deal: HMO**
- **Property Reference: 0370**
- **Location: Hull HU3**
- **Type: 4 Bed Licensed HMO**
- **Certificate of Lawful Use - Awaiting Update from Letting Agent**
- **Status: Tenants in Situ**
- **Current Rent: £26,520 PA**
- **Tenure: Freehold**
- **EPC Rating: D-64**
- **Size: 125 SQM Based on EPC**
- **EPC: Expires September 2034**
- **Council Tax Band: A**
- **Lettings & Management: Currently 12.5%**
- **Certificates: All Compliant / All Certificates on File**
- **Works: Cosmetic**
- **Floor Plans: Available**
- **Photos Available upon request**



Location

The property is in a popular rental of West Hull with easy access to local shops, schools and amenities including excellent transport links to Hull City Centre and Hull Railway Station and Hull Paragon Bus Interchange

Rental

Rent: Figures from the current letting agent ...£26,520 Per Annum based on full occupancy.

Land

Large garden at the rear will need some attention, I'd suggest this should be graveled or artificial grass to ensure low maintenance moving forward.

Works

Cosmetic, some upgrade but nothing major that I'm aware of.

Keys / Access / Viewings

Viewings to be agreed with letting agent

Please Note:

Arrangement Fees will Apply

Photos taken April 2025 - Other photos on file

Reason for Sale: Downsizing Portfolio



Hull Investment Property Limited

Buyers / Investors

We are specialist property brokers and a local property sourcing company; we pride ourselves on our local knowledge of the property market in Hull and East Yorkshire. We offer a tailored service to meet your investment goals.

Established in 2008; Hull Investment Property Limited; provides a bespoke sourcing service working with clients on an individual basis, specialising in securing “off-market” and below-market-value (BMV) properties for our investor clients. Our investor clients not only are throughout the UK but across Europe, Scandinavia, South Africa, Hong Kong and Australia, New Zealand and Fiji for example.

We are truly a one stop shop for all your Hull investment property needs, and we aim to make the whole process of property investing as simple as possible for all our investor clients and build a long-term relationship with you.

Throughout Hull, we are able to source a wide range of “off market” property investment opportunities including turn-key family lets, assisted / supported living accommodation, HMO’s, mixed commercial units, commercial to residential conversions, land and development deals.

Whatever your investment strategy is, we can help....

Lettings & Management

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Renovation / Maintenance

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Sellers / Landlords

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