

13 Cranbourne

Hull  
HU3 1PP



# 13 Cranbourne Street

£120,000

Prime Investment Opportunity: Profitable HMO Near City Centre

Unlock the potential of this lucrative investment property, strategically positioned just a brisk 20-minute stroll from the vibrant city center. Welcome to a meticulously designed House in Multiple Occupation (HMO), offering an optimal blend of convenience, functionality, and income-generating potential.

As you step into the entrance hallway, you're greeted by a sense of space and possibility. The ground floor boasts two generously sized double rooms, each providing comfortable accommodation for tenants seeking privacy and convenience. A dining room offers a communal space for shared meals and gatherings, fostering a sense of community among occupants.

The well-equipped kitchen is a chef's haven, featuring modern appliances and ample storage space to accommodate the culinary needs of residents. A ground floor bathroom ensures convenience for all occupants, minimizing morning queues and maximizing comfort.

Ascend to the first floor, where two additional double rooms await, each meticulously appointed to offer a haven of relaxation and tranquility. A second bathroom on this level ensures optimal convenience and comfort for residents, while a store room provides additional storage space for belongings and essentials.

Venture up to the attic level, where a spacious double room awaits, this versatile space can serve as a premium accommodation option for tenants seeking privacy and exclusivity. An additional store room provides ample storage space for seasonal items or personal belongings, ensuring a clutter-free living environment.

Outside, a good-sized garden to the rear of the property offers a peaceful retreat for residents to unwind and enjoy outdoor activities. Whether it's gardening, al fresco dining, or simply basking in the sunshine, the possibilities for outdoor enjoyment are endless.

## Local Authority

Hull City Council

Council Tax Band A

EPC Rating D



## Contact

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