

# YOUR PROPERTY **FURNISHED**



HMO and Co-living Furniture Packages







# Welcome to our **HMO Brochure**

At the heart of our business is the commitment to offer the widest choice of HMO furniture on the market. With this in mind, we are excited to introduce three brand-new ranges: Bora, Herringbone and Geo – designed to bring a wow factor to your projects.

Thanks to our highly efficient UK-based manufacturing partners, we're proud to operate one of the best supply chains in the industry. We can get you market-ready in under 7 days anywhere on the UK mainland. Many of our UK-made products are also available in bespoke sizes – including beds, wardrobes, desks, sofas and dining tables – giving you even more flexibility for your HMO needs.

Our new brochure is designed to be easy to navigate. To help you get started, we've included four recommended packages within each collection, complete with guide pricing. Of course, you are still welcome to mix and match to create your own ideal package – you will still benefit from our generous volume discount structure, with savings of 10% to 15% automatically applied.

If your refurbishment budget is tight, or you'd simply prefer to spread the cost, why not choose to lease your furniture over a 3-5 year period. It is a smart way to achieve a high-end finish without compromise. Working on a high-end project? Our in-house Interior Designer, Lisa, is here to help. With a portfolio that includes some of the UK's most successful HMO investors, Lisa brings vision and creativity that consistently exceeds expectations. Don't just take our word for it – check out our glowing Google reviews and see what our clients have to say.

We are proud to be a Property Investor Network (Pin) approved supplier. Our reputation for professionalism, reliability and excellent customer service is what sets us apart.

Get in touch today to discover how we can help you make the most of your investment.

*Your Property Furnished*

# HMO CLASSIC

## ESSENTIAL

Standard Double Bed Base (4ft or 4ft 6")  
Latchmere Headboard  
Semi-Orthopaedic Mattress  
2 Door Wardrobe  
3 Drawer Chest  
2 Drawer Bedside

**Price per room**

\* From **£699.00 +vat**

## HOMESTUDY

Standard Double Bed Base (4ft or 4ft 6")  
Latchmere Headboard  
Semi-Orthopaedic Mattress  
2 Door Wardrobe  
3 Drawer Desk & Study Chair  
2 Drawer Bedside

**Price per room**

\* From **£749.00 +vat**

## ESSENTIAL SPACESAVER

Double Bed Base (4ft or 4ft 6") with Storage  
Base and Covers  
Latchmere Headboard  
Semi-Orthopaedic Mattress  
2 Door Combi Wardrobe with 2 Drawers  
2 Drawer Bedside

**Price per room**

\* From **£629.00 +vat**

## HOMESTUDY SPACESAVER

Double Bed Base (4ft or 4ft 6") with  
Storage Base and Covers  
Latchmere Headboard  
Semi-Orthopaedic Mattress  
2 Door Combi Wardrobe with 2 Drawers  
Space Saver Desk & Study Chair  
2 Drawer Bedside

**Price per room**

\* From **£779.00 +vat**

\* Minimum order values apply

### ADDITIONS & UPGRADES

■ TRIPLE WARDROBE

**£99.00 +vat**

WARDROBE MIRRORS

**£39.00 +vat each**

TRIPLE WARDROBE WITH DRAWERS

**£129.00 +vat**

MATTRESS PROTECTORS

**£15.00 +vat**

STORAGE BASE & COVERS

**£49.00 +vat**

FEATURE HEADBOARD

**£99.00 +vat**





## ■ COLOUR CHOICES



WALNUT



GREY



WHITE



BARDALINO



LORENZO



WHITE &  
LORENZO



WHITE &  
WALNUT

## ■ HANDLES



SILVER T-BAR



GOLD T-BAR



BLACK T-BAR

# HMO CLASSIC PREMIUM

## ESSENTIAL

Standard Double Bed Base (4ft or 4ft 6")  
Latchmere Headboard  
Semi-Orthopaedic Mattress  
2 Door Wardrobe  
3 Drawer Chest  
2 Drawer Bedside

**Price per room**

\* From **£749.00 +vat**

## ESSENTIAL SPACESAVER

Double Bed Base (4ft or 4ft 6") with Storage  
Base and Covers  
Latchmere Headboard  
Semi-Orthopaedic Mattress  
2 Door Combi Wardrobe with 2 Drawers  
2 Drawer Bedside

**Price per room**

\* From **£669.00 +vat**

## HOMESTUDY

Standard Double Bed Base (4ft or 4ft 6")  
Latchmere Headboard  
Semi-Orthopaedic Mattress  
2 Door Wardrobe  
3 Drawer Desk & Study Chair  
2 Drawer Bedside

**Price per room**

\* From **£789.00 +vat**

## HOMESTUDY SPACESAVER

Double Bed Base (4ft or 4ft 6") with  
Storage Base and Covers  
Latchmere Headboard  
Semi-Orthopaedic Mattress  
2 Door Combi Wardrobe with 2 Drawers  
Space Saver Desk & Study Chair  
2 Drawer Bedside

**Price per room**

\* From **£829.00 +vat**

\* Minimum order values apply

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### ADDITIONS & UPGRADES

■ TRIPLE WARDROBE

**£119.00 +vat**

WARDROBE MIRRORS

**£39.00 +vat each**

TRIPLE WARDROBE WITH DRAWERS

**£149.00 +vat**

MATTRESS PROTECTORS

**£15.00 +vat**

STORAGE BASE & COVERS

**£49.00 +vat**

FEATURE HEADBOARD

**£99.00 +vat**

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## ■ COLOUR CHOICES



GREY &  
BARDALINO OAK



LIGHT  
ARTWOOD



CONCRETE



ALBY BLUE &  
BARDALINO OAK



CHARCOAL



MARBLE

## ■ HANDLES



SILVER T-BAR



GOLD T-BAR



BLACK T-BAR



NICKEL CUP

# HMO BORA

## ESSENTIAL

Standard Double Bed Base (4ft or 4ft 6")  
Latchmere Headboard  
Semi-Orthopaedic Mattress  
2 Door Wardrobe  
3 Drawer Chest  
1 Drawer Bedside

**Price per room**

\* From **£769.00 +vat**

## HOMESTUDY

Standard Double Bed Base (4ft or 4ft 6")  
Latchmere Headboard  
Semi-Orthopaedic Mattress  
2 Door Wardrobe  
3 Drawer Desk & Study Chair  
1 Drawer Bedside

**Price per room**

\* From **£829.00 +vat**

## ESSENTIAL SPACESAVER

Double Bed Base (4ft or 4ft 6") with Storage  
Base and Covers  
Latchmere Headboard  
Semi-Orthopaedic Mattress  
2 Door Combi Wardrobe with 2 Drawers  
1 Drawer Bedside

**Price per room**

\* From **£699.00 +vat**

## HOMESTUDY SPACESAVER

Double Bed Base (4ft or 4ft 6") with  
Storage Base and Covers  
Latchmere Headboard  
Semi-Orthopaedic Mattress  
2 Door Combi Wardrobe with 2 Drawers  
Space Saver Desk & Study Chair  
1 Drawer Bedside

**Price per room**

\* From **£899.00 +vat**

\* Minimum order values apply

### ADDITIONS & UPGRADES

■ TRIPLE WARDROBE

**£129.00 +vat**

WARDROBE MIRRORS

**£39.00 +vat each**

TRIPLE WARDROBE WITH DRAWERS

**£159.00 +vat**

MATTRESS PROTECTORS

**£15.00 +vat**

STORAGE BASE & COVERS

**£49.00 +vat**

FEATURE HEADBOARD

**£99.00 +vat**





## ■ COLOUR CHOICES



REED GREEN



GRAPHITE GREY

# HMO HAUS KRAFT

## ESSENTIAL

Standard Double Bed Base (4ft or 4ft 6")  
Latchmere Headboard  
Semi-Orthopaedic Mattress  
2 Door Wardrobe  
3 Drawer Chest  
2 Drawer Bedside

**Price per room**

\* From **£819.00 +vat**

## ESSENTIAL SPACESAVER

Double Bed Base (4ft or 4ft 6") with Storage  
Base and Covers  
Latchmere Headboard  
Semi-Orthopaedic Mattress  
2 Door Combi Wardrobe with 2 Drawers  
2 Drawer Bedside

**Price per room**

\* From **£729.00 +vat**

## HOMESTUDY

Standard Double Bed Base (4ft or 4ft 6")  
Latchmere Headboard  
Semi-Orthopaedic Mattress  
2 Door Wardrobe  
3 Drawer Desk & Study Chair  
2 Drawer Bedside

**Price per room**

\* From **£889.00 +vat**

## HOMESTUDY SPACESAVER

Double Bed Base (4ft or 4ft 6") with  
Storage Base and Covers  
Latchmere Headboard  
Semi-Orthopaedic Mattress  
2 Door Combi Wardrobe with 2 Drawers  
Space Saver Desk & Study Chair  
2 Drawer Bedside

**Price per room**

\* From **£929.00 +vat**

\* Minimum order values apply

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### ADDITIONS & UPGRADES

■ TRIPLE WARDROBE

**£129.00 +vat**

WARDROBE MIRRORS

**£39.00 +vat each**

TRIPLE WARDROBE WITH DRAWERS

**£159.00 +vat**

MATTRESS PROTECTORS

**£15.00 +vat**

STORAGE BASE & COVERS

**£49.00 +vat**

FEATURE HEADBOARD

**£99.00 +vat**



## ■ COLOUR CHOICES



MARBLE



BARDALINO  
OAK



VINTAGE  
OAK



VINTAGE  
OAK/BLACK  
CARCASS



GRAPHITE

# HMO HERRINGBONE

## ESSENTIAL

Standard Double Bed Base (4ft or 4ft 6")  
Latchmere Headboard  
Semi-Orthopaedic Mattress  
2 Door Wardrobe  
3 Drawer Chest  
2 Drawer Bedside

### Price per room

\* From **£859.00 +vat**

## HOMESTUDY

Standard Double Bed Base (4ft or 4ft 6")  
Latchmere Headboard  
Semi-Orthopaedic Mattress  
2 Door Wardrobe  
3 Drawer Desk & Study Chair  
2 Drawer Bedside

### Price per room

\* From **£939.00 +vat**

## ESSENTIAL SPACESAVER

Double Bed Base (4ft or 4ft 6") with Storage  
Base and Covers  
Latchmere Headboard  
Semi-Orthopaedic Mattress  
2 Door Combi Wardrobe with 2 Drawers  
2 Drawer Bedside

### Price per room

\* From **£759.00 +vat**

## HOMESTUDY SPACESAVER

Double Bed Base (4ft or 4ft 6") with  
Storage Base and Covers  
Latchmere Headboard  
Semi-Orthopaedic Mattress  
2 Door Combi Wardrobe with 2 Drawers  
Space Saver Desk & Study Chair  
2 Drawer Bedside

### Price per room

\* From **£969.00 +vat**

\* Minimum order values apply

## ADDITIONS & UPGRADES

■ TRIPLE WARDROBE  
**£139.00 +vat**

WARDROBE MIRRORS  
**£39.00 +vat each**

TRIPLE WARDROBE WITH DRAWERS  
**£169.00 +vat**

MATTRESS PROTECTORS  
**£15.00 +vat**

STORAGE BASE & COVERS  
**£49.00 +vat**

FEATURE HEADBOARD  
**£99.00 +vat**





## ■ COLOUR CHOICES



## ■ LEG OPTIONS





## ESSENTIAL

Standard Double Bed Base (4ft or 4ft 6")  
Latchmere Headboard  
Semi-Orthopaedic Mattress  
2 Door Wardrobe  
3 Drawer Chest  
2 Drawer Bedside

### Price per room

\* From **£859.00 +vat**

## HOMESTUDY

Standard Double Bed Base (4ft or 4ft 6")  
Latchmere Headboard  
Semi-Orthopaedic Mattress  
2 Door Wardrobe  
3 Drawer Desk & Study Chair  
2 Drawer Bedside

### Price per room

\* From **£939.00 +vat**

\* Minimum order values apply

## ESSENTIAL SPACESAVER

Double Bed Base (4ft or 4ft 6") with Storage  
Base and Covers  
Latchmere Headboard  
Semi-Orthopaedic Mattress  
2 Door Combi Wardrobe with 2 Drawers  
2 Drawer Bedside

### Price per room

\* From **£759.00 +vat**

## HOMESTUDY SPACESAVER

Double Bed Base (4ft or 4ft 6") with  
Storage Base and Covers  
Latchmere Headboard  
Semi-Orthopaedic Mattress  
2 Door Combi Wardrobe with 2 Drawers  
Space Saver Desk & Study Chair  
2 Drawer Bedside

### Price per room

\* From **£969.00 +vat**

### ADDITIONS & UPGRADES

#### TRIPLE WARDROBE

**£139.00 +vat**

#### WARDROBE MIRRORS

**£39.00 +vat each**

#### TRIPLE WARDROBE WITH DRAWERS

**£169.00 +vat**

#### MATTRESS PROTECTORS

**£15.00 +vat**

#### STORAGE BASE & COVERS

**£49.00 +vat**

#### FEATURE HEADBOARD

**£99.00 +vat**



#### ■ COLOUR CHOICES



#### ■ LEG OPTIONS



# HMO SCANDI

## ESSENTIAL

Standard Double Bed Base (4ft or 4ft 6")  
Latchmere Headboard  
Semi-Orthopaedic Mattress  
2 Door Wardrobe  
3 Drawer Chest  
2 Drawer Bedside

### Price per room

\* From **£899.00 +vat**

## HOMESTUDY

Standard Double Bed Base (4ft or 4ft 6")  
Latchmere Headboard  
Semi-Orthopaedic Mattress  
2 Door Wardrobe  
3 Drawer Desk & Study Chair  
2 Drawer Bedside

### Price per room

\* From **£979.00 +vat**

## ESSENTIAL SPACESAVER

Double Bed Base (4ft or 4ft 6") with Storage  
Base and Covers  
Latchmere Headboard  
Semi-Orthopaedic Mattress  
2 Door Combi Wardrobe with 2 Drawers  
2 Drawer Bedside

### Price per room

\* From **£799.00 +vat**

## HOMESTUDY SPACESAVER

Double Bed Base (4ft or 4ft 6") with  
Storage Base and Covers  
Latchmere Headboard  
Semi-Orthopaedic Mattress  
2 Door Combi Wardrobe with 2 Drawers  
Space Saver Desk & Study Chair  
2 Drawer Bedside

### Price per room

\* From **£999.00 +vat**

\* Minimum order values apply

### ADDITIONS & UPGRADES

#### TRIPLE WARDROBE

**£149.00 +vat**

#### WARDROBE MIRRORS

**£39.00 +vat each**

#### TRIPLE WARDROBE WITH DRAWERS

**£179.00 +vat**

#### MATTRESS PROTECTORS

**£15.00 +vat**

#### STORAGE BASE & COVERS

**£49.00 +vat**

#### FEATURE HEADBOARD

**£99.00 +vat**



## ■ COLOUR CHOICES



WHITE



DUSK GREY



KOBE PINK



INDIGO BLUE

## ■ LEG OPTIONS



# HMO LINEAR

## ESSENTIAL

Standard Double Bed Base (4ft or 4ft 6")  
Latchmere Headboard  
Semi-Orthopaedic Mattress  
2 Door Wardrobe  
3 Drawer Chest  
2 Drawer Bedside

**Price per room**

\* From **£899.00 +vat**

## HOMESTUDY

Standard Double Bed Base (4ft or 4ft 6")  
Latchmere Headboard  
Semi-Orthopaedic Mattress  
2 Door Wardrobe  
3 Drawer Desk & Study Chair  
2 Drawer Bedside

**Price per room**

\* From **£979.00 +vat**

## ESSENTIAL SPACESAVER

Double Bed Base (4ft or 4ft 6") with Storage  
Base and Covers  
Latchmere Headboard  
Semi-Orthopaedic Mattress  
2 Door Combi Wardrobe with 2 Drawers  
2 Drawer Bedside

**Price per room**

\* From **£799.00 +vat**

## HOMESTUDY SPACESAVER

Double Bed Base (4ft or 4ft 6") with  
Storage Base and Covers  
Latchmere Headboard  
Semi-Orthopaedic Mattress  
2 Door Combi Wardrobe with 2 Drawers  
Space Saver Desk & Study Chair  
2 Drawer Bedside

**Price per room**

\* From **£999.00 +vat**

\* Minimum order values apply

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### ADDITIONS & UPGRADES

■ TRIPLE WARDROBE

**£149.00 +vat**

WARDROBE MIRRORS

**£39.00 +vat each**

TRIPLE WARDROBE WITH DRAWERS

**£179.00 +vat**

MATTRESS PROTECTORS

**£15.00 +vat**

STORAGE BASE & COVERS

**£49.00 +vat**

FEATURE HEADBOARD

**£99.00 +vat**

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## ■ COLOUR CHOICES



VINTAGE OAK  
& WHITE



VINTAGE OAK  
& REED GREEN



DENIM



INDIGO BLUE &  
BARDALINO OAK

## ■ LEG OPTIONS



# HMO ADDITIONS



## Our **Living Room** Collection

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Create a comfortable and stylish communal space with our high-quality HMO living room furniture. Designed for durability and tenant appeal, our sofas, coffee tables and TV units provide a welcoming environment where housemates can relax and socialise. With modern designs and hardwearing materials, our furniture ensures your property remains attractive, functional and ready for long-term use.



## Our **Dining** Collection

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The heart of any shared home, the dining area should be both inviting and practical. Our HMO dining collection offers robust dining tables, comfortable seating and versatile storage solutions—perfect for shared living. Whether you need space-saving options or a fully furnished communal area, we provide stylish and durable solutions that enhance tenant satisfaction and maximise rental appeal.



## YPF **Lease Finance**

Furnishing an HMO doesn't have to mean a large upfront cost. Our flexible finance options allow landlords and investors to spread the cost of furniture packages with manageable payments. With affordable leasing solutions, you can fully furnish your property while keeping your cash flow in check—ensuring your HMO is market-ready without financial strain.

# HMO ACCESSORIES



## Our **Accessories** Collection

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We offer a comprehensive range of accessories to furnish your property from top to bottom, ensuring it's completely market-ready for any new tenant. From stylish artworks, lush plants and cosy rugs, to decorative cushions, elegant mirrors and ambient lighting, we provide everything needed to add the perfect finishing touches. Our accessories bring warmth, personality and functionality—helping your rental stand out and feel like home from day one.



## YPF **Interior Design**

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Make your HMO stand out with our professional interior design service. We specialise in creating stylish, cohesive interiors that not only attract tenants but also enhance rental value. From smart space planning to carefully selected colour schemes and furnishings, we ensure every room is both practical and visually appealing—turning your property into a sought-after rental.



## **Appliances** & Electricals

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Ensure your HMO is fully equipped with our range of essential white goods and appliances. From washing machines and tumble dryers, to kettles, hoovers and microwaves, we provide everything needed to create a hassle-free living environment for your tenants. While these items aren't listed on our website, we offer a wide selection to suit your property needs. Speak to our sales team today to find out more and get a tailored solution for your HMO.



# REPLACEMENT SERVICE

Need to Replace or Upgrade a Piece of Furniture?



Got a **new tenant** moving in or just need to refresh a room?

**Our Replacement Item Service is the quick and easy solution.**

Whether it's a bed, wardrobe, sofa, dining table or any other item – we can deliver and install a brand-new replacement, hassle-free.

- Single item upgrades
- Fast delivery and installation
- Optional removal of old furniture for a small charge

Perfect for landlords, letting agents and property managers who want to keep their properties looking their best without replacing full furniture packs.

**Need a quote or have a question?  
Get in touch today – we're here to help!**

## DELIVERY CHARGES

**Free Nationwide Delivery**  
subject to order value and location

**Call for more information**

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[www.yourpropertyfurnished.co.uk](http://www.yourpropertyfurnished.co.uk)



# HMO

## WHAT OUR CUSTOMERS SAY!

Don't take our word for it, take their's...

“

We have used  
Your Property Furnished  
a number of times to fully  
furnish apartments and each time  
received excellent, first class service  
throughout. A pleasure to deal with  
and we highly recommend them!

**Mark Varley**



I bought a furniture  
package from these guys  
recently. James was brilliant,  
understood the time constraints I  
was under, and went above and beyond  
to furnish my property in 1 day. Quality  
of the furniture is brilliant, and the service  
was unmatched. Couldn't recommend  
them enough! Thanks again, Your  
Property Furnished!

**Luke Moran**



From start to finish,  
Your Property Furnished  
have the customers needs at the  
forefront and go above and beyond to  
provide an outstanding service. We will  
never go anywhere else for our HMOs as they  
offer a wide range of options both in terms of  
style and budget, and their customer service both  
during and after installation is superb. I highly  
recommend them for your furnishing needs and  
will not hesitate to contact them for our next  
project.!

**Karen Marshallsay**



Amazing experience as  
always. Team are super friendly  
and efficient, was ordered and  
delivered in less than a week, flats look  
absolutely amazing. Prices are fantastic  
for packs. Can't thank you guys enough!

**Emily McAtamney**



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[www.yourpropertyfurnished.co.uk](http://www.yourpropertyfurnished.co.uk)



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