

HoldenCopley

PREPARE TO BE MOVED

Sandfield Road, Arnold, Nottinghamshire NG5 6QB

Offers Over £350,000

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FULLY LET HMO OFFERING STRONG RENTAL RETURNS...

Achieving a strong gross rental yield of 10.1%, this six-bedroom detached HMO property presents a fantastic investment opportunity. The home is fully let and offers spacious and versatile accommodation throughout, perfectly suited to investors seeking a ready-made, income-generating property in a popular and well-connected location. The area benefits from excellent transport links, a range of local shops and amenities, and easy access to the city centre and surrounding areas. To the ground floor, the accommodation comprises two generous reception rooms, a modern fitted kitchen with a separate utility room, a bright conservatory, and two double bedrooms, one featuring a walk-in wardrobe. There is also a three-piece bathroom suite, internal access to the integral garage, and stairs leading down to two cellar spaces, ideal for storage. The first floor offers three further double bedrooms, a single bedroom, a three-piece bathroom suite, a separate shower room, and loft access for additional storage. Outside, the property benefits from a driveway providing ample off-road parking for multiple vehicles to the front, while to the rear there is a low-maintenance, south-facing garden with a paved patio area and garden shed. This property is ideal for experienced landlords, investors, or portfolio builders looking for a high-yielding HMO in a popular area with strong tenant demand.

MUST BE VIEWED





- Six Bed HMO Property
- Fully Let
- Great Investment Opportunity
- Modern Fitted Kitchen & Utility Room
- Two Reception Rooms & Conservatory
- Two Bathrooms & Shower Room
- Off-Road Parking & Integral Garage
- Low Maintenance South-Facing Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Reception Room

17'10" x 13'10" (5.45m x 4.22m)

The reception room has UPVC double-glazed windows to the front and side elevations, wood-effect flooring, a radiator, access down to the cellar and a single UPVC door providing access into the accommodation.

Hallway

16'1" max x 6'10" (4.92m max x 2.10m)

The hallway has wood-effect flooring and a wall-mounted boiler.

Inner hallway

12'5" x 2'4" (3.79m x 0.73m)

The inner hallway has wood-effect flooring, access into the garage and coving.

Kitchen

12'9" max x 10'5" (3.89m max x 3.18m)

The kitchen has a range of gloss handleless base and wall units with worktops and a tiled splashback, a freestanding cooker, a dishwasher, a stainless steel double sink with a drainer, a fridge-freezer, tile-effect flooring, a radiator and UPVC double French doors providing access into the conservatory.

Conservatory

16'7" x 7'6" (5.06m x 2.29m)

The conservatory has UPVC double-glazed windows to the side and rear elevations, wood-effect flooring, a polycarbonate roof and UPVC double French doors providing access out to the garden.

Lounge/Dining Room

21'6" max x 11'5" (6.56m max x 3.50m)

The lounge/dining room has wood-effect flooring, a radiator, coving, a UPVC double-glazed window to the side elevation and UPVC sliding patio doors into the conservatory.

Utility Room

5'7" x 5'6" (1.72m x 1.68m)

The utility room has a fitted worktop, a washing machine, tumble dryer, fridge-freezer and wood-effect flooring.

Bedroom Five

14'8" x 12'8" (4.48m x 3.87m)

The fifth bedroom has a UPVC double-glazed window to the side elevation, carpeted flooring, a decorative surround, coving, a ceiling rose, access into the walk in wardrobe and UPVC sliding patio doors providing access out to the garden.

Walk In Wardrobe

12'9" max x 4'8" (3.89m max x 1.43m)

The walk in wardrobe has carpeted flooring and lighting.

Bedroom Six

13'10" x 12'1" (4.23m x 3.69m)

The sixth bedroom has a UPVC double-glazed window to the side elevation, carpeted flooring and a radiator.

Bathroom

6'5" x 5'6" (1.97m x 1.69m)

The bathroom has a low level flush W/C, a vanity style wash basin, a fitted panelled bath with a shower and a glass shower screen, wood-effect flooring, partially tiled walls, a radiator and an extractor fan.

Garage

17'6" x 8'7" (5.34m x 2.62m)

The garage has an electric garage door and a single wooden door providing access into the accommodation.

BASEMENT

Cellar Room One

13'10" max x 12'0" (4.23m max x 3.66m)

The cellar has lighting.

Cellar Room Two

13'10" x 8'8" (4.23m x 2.65m)

The cellar has lighting.

FIRST FLOOR

Landing

19'3" max x 6'11" (5.88m max x 2.11m)

The landing has UPVC double-glazed obscure windows to the side elevation, carpeted flooring, a radiator, access into the loft, coving and provides access to the first floor accommodation.

Master Bedroom

14'0" x 13'10" (4.27m x 4.24m)

The main bedroom has UPVC double-glazed windows to the front and side elevations, carpeted flooring and two radiators.

Bedroom Two

13'11" x 12'2" (4.25m x 3.73m)

The second bedroom has a UPVC double-glazed window to the side elevation, carpeted flooring and a radiator.

Bedroom Three

13'4" min x 11'0" (4.07m min x 3.36m)

The third bedroom has a UPVC double-glazed window to the side elevation, carpeted flooring and a radiator.

Bedroom Four

10'10" x 6'11" (3.32m x 2.11m)

The fourth bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring and a radiator.

Bathroom

7'4" x 7'2" (2.24m x 2.19m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a mains-fed over the head rainfall shower and a hand-held shower, wood-effect flooring, partially tiled walls, a radiator, a built-in cupboard, coving, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

Shower Room

3'10" x 2'9" (1.17m x 0.84m)

The shower room has tiled flooring, partially tiled walls, an electric shower, a recessed spotlight extractor fan and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front is a driveway and a single wooden gate providing rear access.

Rear

To the rear is a private south-facing low maintenance garden with a paved patio, mature trees, a shed, courtesy lighting and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas - Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – All 5G & 4G & some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction - No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band A

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

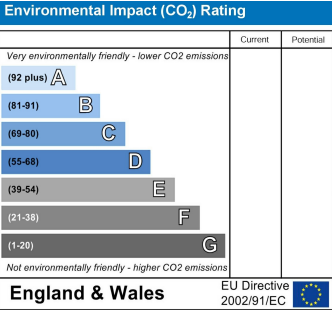
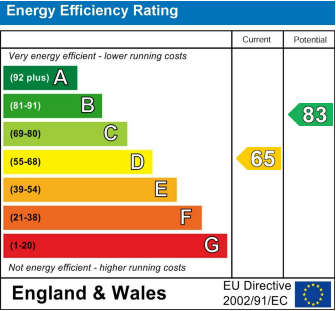
The vendor has advised the following:

Property Tenure is Freehold

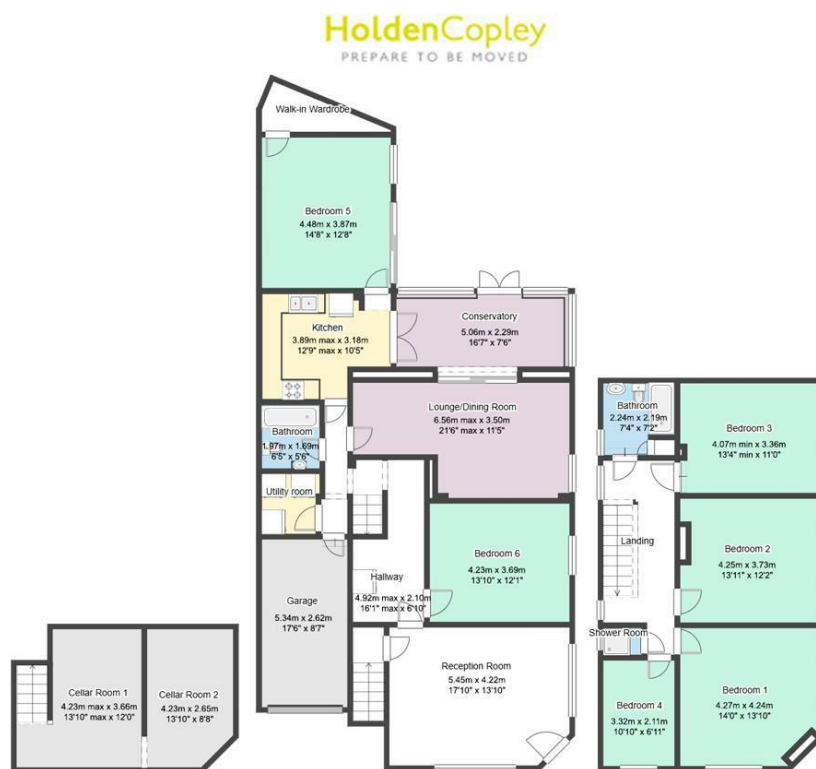
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Purchaser information - The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk

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