



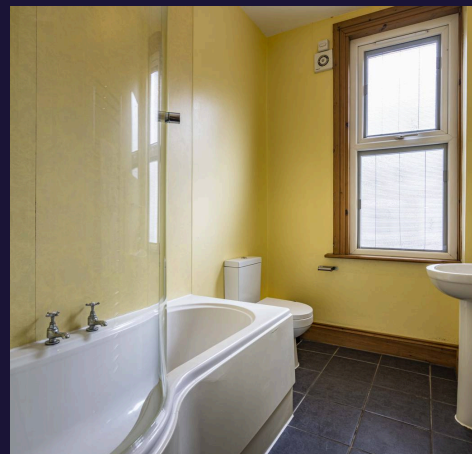
Hope Drive, Nottingham
£475,000

 **Comfort**
Estates



Fully refurbished six-bedroom Victorian HMO in Nottingham's prestigious Park Estate, walking distance from the City Centre and Nottingham Trent University. Let for the upcoming academic year, generating £43,335.37 annual income and offering a 9.1% yield - a ready-made investment in a prime location.

- 6 Bedroom HMO
- Ideal Investment Opportunity
- Occupied For 25/26 Academic Year
- Located In A Sought After Location
- Strong Track Record Of Rental Income
- Yield of 9.1%
- Walking Distance To City Centre & Both Universities
- Council Tax Band; D
- EPC; D





Kitchen

8' 9" x 15' 0" (2.67m x 4.57m)

This modern and well-appointed kitchen features sleek white cabinetry, ample worktop space, and under-cabinet lighting for a bright and functional workspace. Equipped with a range cooker with and gas hob, slimline dishwasher, washing machine, tumble dryer, two fridge / freezers, and plenty of storage, it's perfectly suited for shared living. A large window above the sink brings in natural light, enhancing the clean and contemporary finish throughout.

Diner

8' 9" x 9' 1" (2.67m x 2.77m)

This bright and airy dining area is seamlessly open-plan to the kitchen, creating a welcoming communal space ideal for student living. The room is flooded with natural light thanks to the striking glass roof and French doors, which lead out to the rear. With seating for six and a stylish, modern finish, it's perfect for group meals, socialising, or study sessions in a relaxed setting.

Lounge

13' 0" x 13' 4" (3.96m x 4.06m)

This comfortable lounge area completes the open-plan living space, offering a relaxed and social environment ideal for students. The open layout creates a seamless flow between the lounge, dining area, and kitchen, enhancing the sense of space and community.

Bedroom 1

11' 10" x 13' 3" (3.60m x 4.03m)

Spacious ground floor bedroom with bay window creating a bright and airy feel. Includes a wash basin and carpet flooring.



**Bedroom 2**

8' 9" x 15' 0" (2.67m x 4.57m)

Double bedroom situated on the first floor with window to the rear elevation and Velux window to the side elevation. Includes a wash basin and carpet flooring.

Bedroom 3

11' 10" x 13' 4" (3.60m x 4.06m)

Spacious double bedroom situated on the first floor with window to the rear elevation. Includes a wash basin and carpet flooring.

Bathroom

5' 10" x 9' 1" (1.78m x 2.76m)

Three piece bathroom suite with electric shower over the bath, wash hand basin and WC. Window to the front elevation with built in blind and tiled flooring.

Bedroom 4

13' 3" x 11' 10" (4.03m x 3.60m)

Spacious double bedroom situated on the first floor with window to the front elevation. Includes a wash basin and carpet flooring.

Shower Room

9' 9" x 5' 7" (2.97m x 1.70m)

Three piece bathroom suite with shower cubical, wash hand basin and WC. Tiled flooring and Velux window to the front elevation.

Bedroom 5

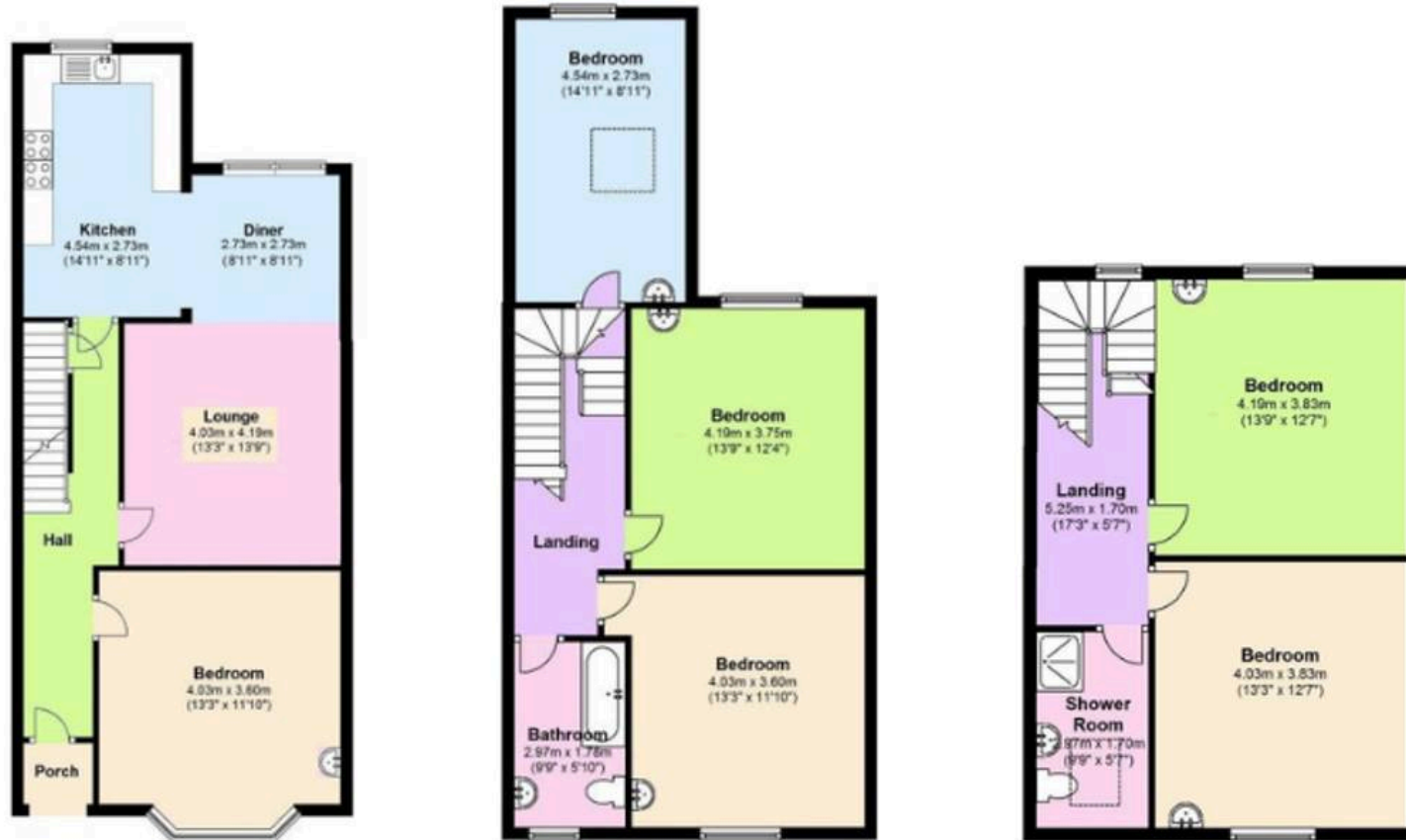
13' 9" x 12' 7" (4.19m x 3.83m)

Double bedroom situated on the second floor with window to the rear elevation. With carpet flooring and wash hand basin.

Bedroom 6

13' 3" x 12' 7" (4.03m x 3.83m)

Double bedroom situated on the second floor with window to the front elevation. With carpeted flooring and wash hand basin.





Comfort Estates

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