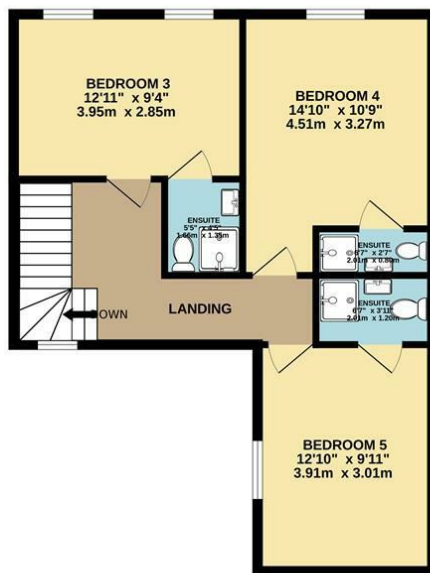


GROUND FLOOR  
695 sq.ft. (64.5 sq.m.) approx.



1ST FLOOR  
570 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 1265 sq.ft. (117.5 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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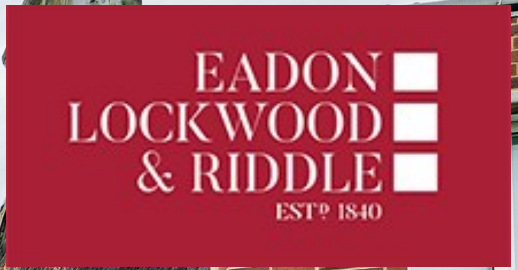
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128, Rawmarsh Hill, Rotherham, S62 6EX

Offers In The Region Of £230,000

128 Rawmarsh Hill, Parkgate,  
Rotherham, S62 6EX

**INVESTMENT PROPERTY FOR SALE**

Perfectly situated in a popular residential area of Rotherham, close to the town centre, railway connections and numerous motorways and just minutes away from the Parkgate shopping centre and local amenities.

This semi-detached property has been converted into FIVE DOUBLE BEDROOMS all with En-suite, this excellent shared house has a fully equipped communal kitchen which includes a breakfast bar, an electric hob with double oven, integrated washing machine/tumble dryer and an American fridge freezer.

Boasting full gas central heating and fully double glazed windows and doors, each room has a temperature controlled radiator.

This excellent HMO is fully tenanted and is a fantastic opportunity not to be missed.

Gross monthly income: £2470\* ( £29,640 Annually )

Approx. Net Yield 10.4%\*

Internal viewing highly recommended! Call today to arrange a viewing.

\* Based on figures provided to us by the current landlords.

- INVESTMENT PROPERTY
- FIVE BEDROOM SEMI-DETACHED PROPERTY
- ALL BEDROOMS EN-SUITE
- COMMUNAL KITCHEN
- DOUBLE GLAZING & GAS CENTRAL HEATING
- FULLY LET
- RESIDENTIAL LOCATION
- CLOSE TO TOWN CENTRE
- FREEHOLD / TAX BAND B
- GREAT OPPORTUNITY NOT TO BE MISSED!

