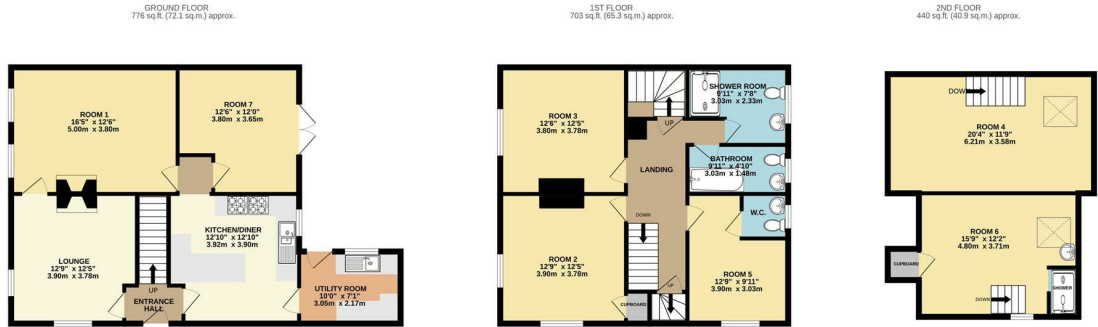
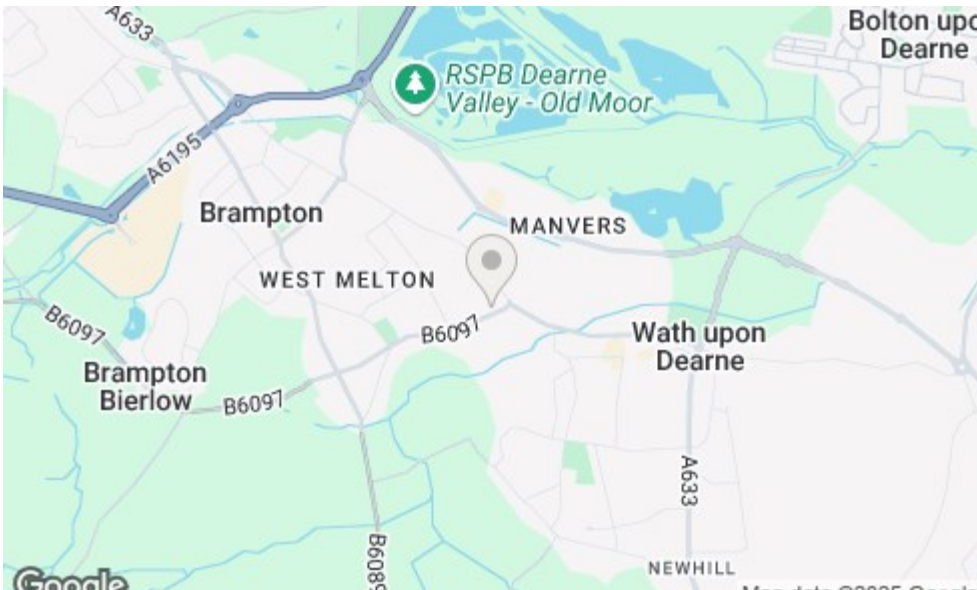




TOTAL FLOOR AREA : 1919 sq.ft. (178.3 sq.m.) approx.

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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**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840



4, Co-Operative Street, Rotherham, S63 6QJ

Guide Price £255,000

4 Co-Operative Street, Wath-Upo-
Dearne, Rotherham, S63 6QJ

GUIDE PRICE £255,000 - £260,000

GREAT INVESTMENT PROPERTY FOR SALE - SEVEN BEDROOM HMO

We are pleased to present this exceptional investment opportunity, a fully converted seven-bedroom HMO, previously two terraced properties. This property offers an impressive return on investment and the potential to further extend (STPP), adding at least one more bedroom. Located in a popular residential area and close to local shops and amenities, this HMO is an ideal choice for investors.

The property boasts seven double bedrooms, each well-lit and comfortable, providing ample living space for tenants. Bedroom 5 has the added benefit of a separate wc and wash basin and bedroom 6 features a shower cubicle and basin, offering additional convenience and privacy for the occupants.

The communal areas are designed to enhance the living experience for all tenants. The lounge is perfect for socialising and relaxation, while the kitchen is well-equipped with ample wall and base units, breakfast bar, large gas range cooker and generous counter space. Additionally, there is a utility room with space for a washer/dryer and two fridges, ensuring all tenants' needs are met efficiently.

The property includes a main bathroom with an electric shower over the bath plus a separate, spacious shower room, both fitted with modern fixtures to cater to all tenants comfortably.

This seven-bedroom HMO is a prime investment opportunity, blending high rental income with potential for further development. The spacious living areas, modern facilities, and excellent location make it an attractive option for tenants, ensuring a consistent and impressive return on investment for you.

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

Gross monthly income: £2,982* (£35,784Annually)

Approx. Net Yield 10 - 11 %

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

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

- HMO - GREAT INVESTMENT OPPORTUNITY
- SEVEN DOUBLE BEDROOMS
- TWO BATHROOMS
- SPACIOUS KITCHEN & UTILITY ROOM
- LOUNGE AREA
- HIGH YIELD
- POTENTIAL TO EXTEND
- FREEHOLD / TAX BAND
- GREAT RESIDENTIAL LOCATION

