



Comet Road

Hatfield | AL10 0SX

Agent Hybrid

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£350,000



Agent Hybrid welcomes to the market, an opportunity to acquire a fully licenced and fully occupied House of Multiple Occupancy (HMO), in an investment hotspot of Hatfield, Herts. The property is located just a 1.2 mile walk from Hatfield Train Station, 0.7 mile walk to the University of Hertfordshire and a stone's throw away from The Galleria Shopping Centre. Links to the A1M and M25 are also all within easy access. Currently producing £2235 pcm, this could be increased by a moderate to extensive refurbishment throughout. Accommodation is set over three levels and provides a Shared Downstairs WC, Kitchen, Bathroom and Five Fully Furnished Bedrooms. The existing licence allows for up to 5 tenants. The property also benefits from a rear lobby area on the ground floor that could be turned into a shower room and a Garage that could be converted to a sixth bedroom STPP. A Parking Space is located in front of the garage. Viewing is advised.

Entrance Hallway

Downstairs WC

Kitchen 12'0 x 9'3

Bedroom 12'3 x 9'0

Garage 16'3 x 8'9

Bedroom 12'6 x 10'0

Bedroom 15'6 x 8'3

Bathroom

Bedroom 18'11 x 8'0

Bedroom 12'3 x 10'6

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	65	



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Agent Hybrid

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