



**79 Bold Street , , Fleetwood, FY7 6HL**

**Price: £200,000**

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- A Modern 5 Bedroom HMO Property
- Stylish Modern Fitted Kitchen
- Convenient Separate Utility Area
- Spacious Communal Living Space
- Prime Location Near Nautical College
- Reliable Student Rental Demand
- Five High-Quality En-Suite Bedrooms
- Attractive 12 Percent Investment Yield

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# 79 Bold Street , , Fleetwood

## INTRODUCTION

### Fantastic 5 Bedroom HMO Investment Opportunity

We are delighted to present this spacious and well-maintained 5 bedroom House in Multiple Occupation (HMO) to the sales market, offering a superb long-term investment with an excellent yield.

The property is thoughtfully arranged over three floors and provides five generously sized bedrooms, each with private en-suite facilities. The layout comprises:

**Ground Floor:** Two spacious en-suite bedrooms, a modern and generously proportioned kitchen, and a separate utility area.

**First Floor:** Two further en-suite bedrooms along with a large communal living room, providing tenants with a comfortable space to relax and socialise.

**Second Floor:** A final well-sized en-suite bedroom, completing the accommodation.

This HMO has been kept in good condition throughout and benefits from a strong, consistent rental demand. Situated close to the Nautical College, the property is perfectly positioned for students seeking affordable, good-quality accommodation.

When fully occupied, the property generates approximately £2,100 per month, equating to an annual gross income of around £25,000 and offering an impressive 12% gross yield, making it an ideal hands off investment for landlords seeking immediate returns.

### Key Features:

5 spacious en-suite bedrooms

Modern fitted kitchen plus utility area

Large communal living room

Strong tenant demand & consistent bookings

Close to Nautical College – perfect student rental location

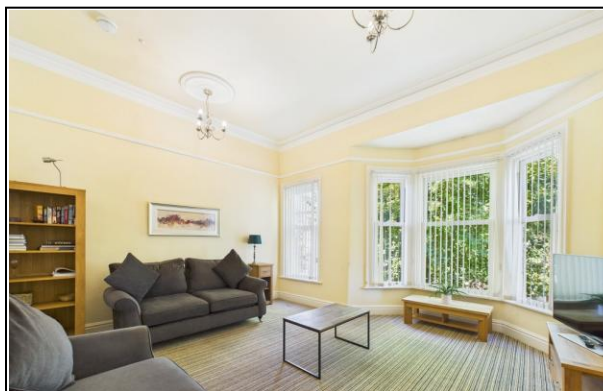
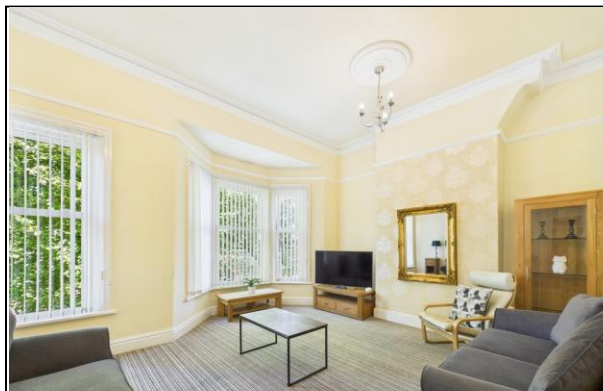
Excellent investment with 12% yield

This is a rare opportunity to acquire a ready made, income-generating HMO in a prime rental area.

## GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

### APPROXIMATE AGE OF THE PROPERTY

Victorian (1837 - 1901)





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## TENURE

The property is **Freehold**

## COUNCIL TAX

Band **"C"**

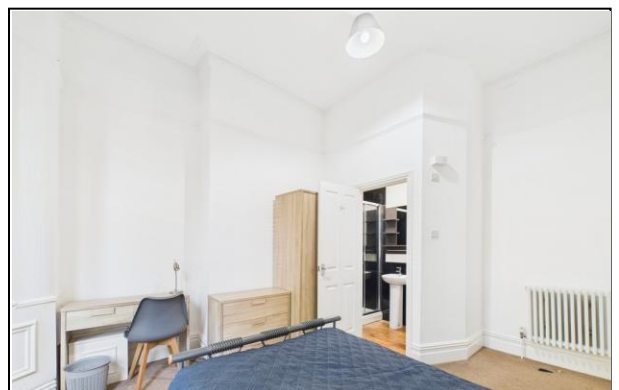
The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

Valuation Band	Council Tax 2017/18	Council Tax 2018/19	Council Tax 2019/20
A	£1104.47	£1170.70	£1218.16
B	£1288.54	£1365.82	£1421.19
C	£1472.62	£1560.93	£1624.21
D	£1656.70	£1756.05	£1827.24
E	£2024.86	£2146.28	£2233.29
F	£2393.01	£2536.52	£2639.35
G	£2761.17	£2926.75	£3045.40
H	£3313.40	£3512.10	£3654.48

## PLEASE NOTE

These particulars are believed to be correct but in no way is their accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate and for illustrative purposes only. Floor Plans are included as a service to our customers and is intended as a GUIDE TO LAYOUT ONLY. Digital images are reproduced for general information only and must not be inferred that any item shown is included for sale with the property. We have been unable to confirm if services / items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to seek expert advice where appropriate. We are only verbally informed by the vendor of the stated tenure details, therefore we advise any prospective purchaser to confirm the tenure details with their solicitor / legal representative.

**05/11/2025**



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