

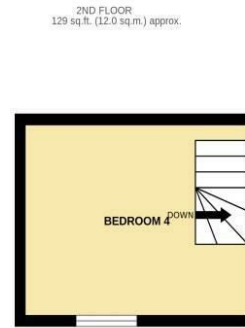
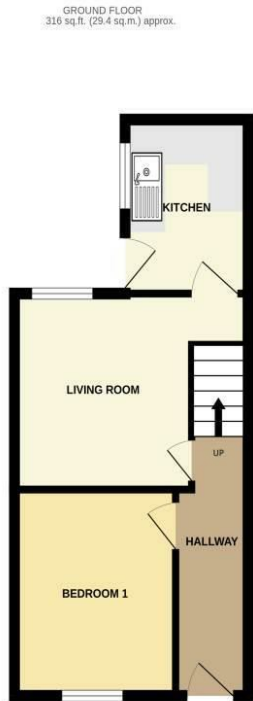


Hill Street, Bangor
4 Bed
House

Asking Price
£168,000



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TOTAL FLOOR AREA: 761 sq.ft. (70.7 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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- 4 Bed HMO Licenced Investment Property
- Tenants Secured for 25/26 - Income £18,648 PA
- 4 Bedrooms
- Current Income 24/25 £17,839 PA
- Popular Upper Bangor Location
- Central Heating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Four-bedroom HMO, currently leased as a three-bedroom for the 24/25 academic year - income - £17,839.29 and tenants secured for 25/26 - income £18,648. It will be sold with all existing furnishings. It has a well-established history of occupancy spanning nine years, with Varsity serving as the managing agent throughout this period. In previous years, the property was rented as a four-bedroom house.

Compared to other four-bedroom properties on the same street, which rent for an average gross amount of £21,618.26, there is potential to increase future income. This potential is bolstered by the university's consistent annual enrollment of approximately 9,000 full-time students.

The property's location is highly advantageous, being just 300 meters from the main university campus, Main Arts, and surrounded by various amenities, including shops, bars, cafes, restaurants, and a supermarket. It is a highly sought-after student area with consistently high occupancy levels.

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