



22 & 23 Scotch Street, Whitehaven, CA28 7NL
Guide price £350,000





22 & 23 Scotch Street

Whitehaven, CA28 7NL

- Offered For Sale via Option A - Unconditional Online Auction
- X3 Let HMO properties
- Annual income of £53,000 PA
- 15th May 2025
- Centre of Whitehaven
- INTERESTED? View ME!

Moovd Online Property Auctions are delighted to offer For Sale via Option A – Unconditional Online Auction on 15th May 2025 this superb investment, consisting of three HMO properties.

The extremely well-presented, high end finish properties consist of three terraces, X2 two bedrooms and X1 four bedroom. All are fully let HMOs with an annual income of £53,000 per annum or a gross yield of 15.14% on the advertised Guide Price.

Each property briefly comprises:

11 Sandhills Lane – to ground floor, hallway with staircase to first floor, communal lounge, fully fitted kitchen and shower room WC. Landing space with staircase to 2nd floor and bedroom 1 (double) and bedroom 2 (double) to first floor.

22 Scotch Street – vestibule entrance, large communal lounge diner, inner hallway with storage cupboard and staircase to first floor and communal fitted kitchen concludes the ground floor. Landing space with bedrooms 1 & 2 (both doubles) and white bathroom WC. To the 2nd floor is a landing space, shower room WC and bedrooms 3 & 4 (both doubles).

23 Scotch Street – to ground floor is a large communal lounge area with staircase to first floor and fitted kitchen to rear. To first floor is a landing space with staircase to 2nd floor, bedroom 1 (double) and shower WC, to 2nd floor is a landing space, bedroom 2 (double) and additional study/ storeroom.

This is an exciting, readymade BTL investment and an internal viewing is considered essential to appreciate this fantastic opportunity. Viewings are strictly by appointment only.

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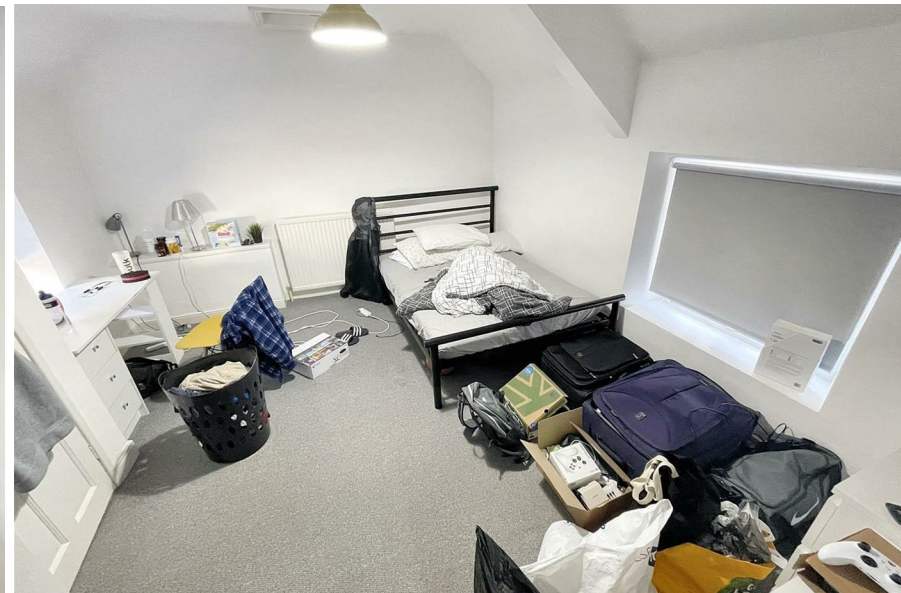
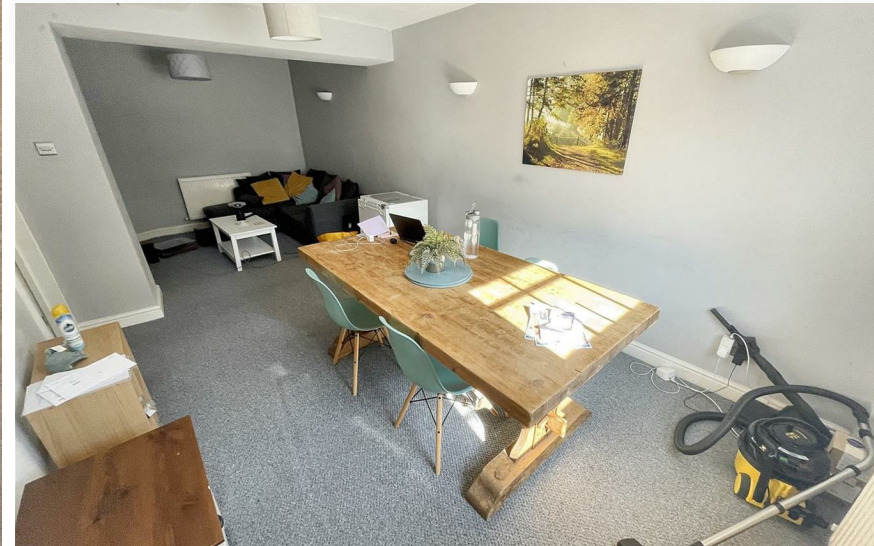


11 Sandhills Lane	
Hall	
Lounge	10'2" x 9'0" (3.10m x 2.76m)
Kitchen	12'1" x 7'6" (3.69m x 2.30m)
Shower Room WC	
Landing	
Bedroom 2	12'10" x 11'8" (3.93m x 3.56m)
Bedroom 1	14'9" x 12'4" (4.51m x 3.76m)
22 Scotch Street	
Vestibule	
Lounge Diner	13'8" x 9'9" (4.18m x 2.98m)
Hall	
Kitchen	12'1" x 7'9" (3.70m x 2.37m)
1st Floor Landing	
Bathroom WC	
Bedroom 1	13'7" x 10'4" (4.15m x 3.16m)
Bedroom 2	11'5" x 12'10" (3.50m x 3.92m)
2nd Floor Landing	
Shower Room WC	
Bedroom 3	13'6" x 10'2" (4.12m x 3.10m)
Bedroom 4	13'9" x 7'11" (4.20m x 2.43m)
23 Scotch Street	



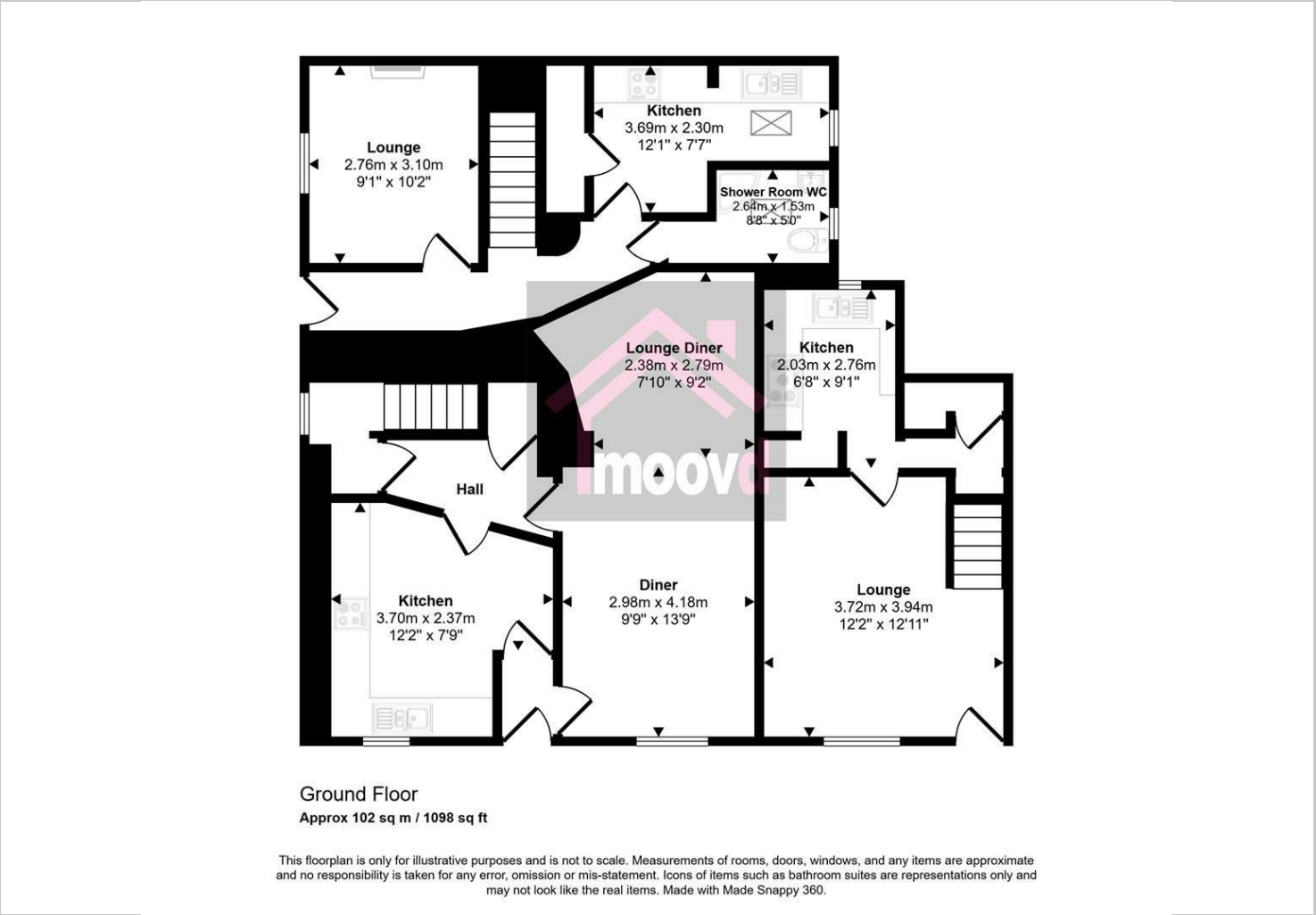


Lounge	12'11" x 12'2" (3.94m x 3.72m)
Kitchen	9'0" x 6'7" (2.76m x 2.03m)
1st Floor Landing	
Bedroom 2	7'3" x 9'10" (2.23m x 3.01m)
Shower Room WC	
2nd Floor Landing	
Bedroom 1	10'1" x 10'0" (3.09m x 3.05m)
Study/ Store	8'1" x 7'5" (2.48m x 2.28m)





Floor Plans



Viewing

Please contact our Durham Office on 0191 9097020 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



Location Map



Energy Performance Graph

