

HoldenCopley

PREPARE TO BE MOVED

Station Road, Ilkeston, Derbyshire DE7 5LG

Guide Price £280,000 - £300,000

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6-BED HMO PROPERTY...

An excellent opportunity for both new and experienced investors, this tenanted six-bedroom HMO is generating an impressive approx. 12.42% gross rental yield per year, making it a highly lucrative addition to any property portfolio. Situated in the popular and convenient location of Ilkeston, this property is located close to local shops, eateries, and amenities, and offers excellent transport links. This end-terrace property offers spacious and comfortable living accommodation for tenants. The ground floor comprises a communal entrance hall, one kitchen living space, one of the six well-sized bedrooms and a three piece bathroom suite. To the first floor are three double bedrooms, alongside a three piece bathroom suite. The second floor boasts the remaining two bedrooms. Externally, the property features a low-maintenance front courtyard, and a low-maintenance communal rear garden with a paved patio seating area - ideal for tenant use with minimal upkeep required.

MUST BE VIEWED





- 6 Bedroom HMO
- Tenants in Situ
- One Modern Kitchen/Living Room
- Two Bathroom Suites
- Low Maintenance Garden
- Great Investment Opportunity
- Three Storey Accommodation
- Popular Location
- Potential Annual Gross Rental Yield Of Approx. 12.42%
- Must Be Viewed





GROUND FLOOR

Porch

The porch has tiled flooring, single-glazed wood-framed obscure windows to the front and side elevations.

Entrance Hall

5*8" x 21*2" (1.75m x 6.47m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, a Victorian ceiling arch, coving to the ceiling, ceiling roses, and access via the porch.

Kitchen/Living Room

16*7" x 24*8" max (5.07m x 7.52m max)

The kitchen/living room has a range of fitted base and wall units with rolled-edge worktops, two integrated stainless steel sinks with mixer taps and drainers, two ovens and electric hobs with stainless steel extractor fans, space for two fridge freezers, wood-effect flooring, a feature fireplace with a decorative surround and a hearth, a radiator, partially panelled walls, two UPVC double-glazed windows to the rear elevation, and a UPVC door leading out to the rear garden.

Bedroom One

11*2" x 13*2" (3.42m x 4.03m)

The first bedroom has carpeted flooring, a feature fireplace with a decorative surround and hearth, a radiator, coving to the ceiling, a ceiling rose, and a UPVC double-glazed bay window to the front elevation.

Bathroom

9*5" x 3*11" (2.88m x 1.20m)

The bathroom has a low level flush W/C, a pedestal wash basin with a mixer tap, a shower enclosure with a wall-mounted handheld shower fixture, wood-effect flooring, partially water-proof panelled walls, a chrome heated towel rail, and an extractor fan.

FIRST FLOOR

Landing

3*0" x 14*6" (0.93m x 4.43m)

The landing has carpeted flooring and stairs, a UPVC double-glazed window to the front elevation, and access to the first floor accommodation.

Bedroom Two

11*3" x 10*9" (3.44m x 3.29m)

The second bedroom has carpeted flooring, a radiator, and a UPVC double-glazed window to the rear elevation.

Bedroom Three

8*11" x 11*4" (2.72m x 3.47m)

The third bedroom has carpeted flooring, a radiator, and a UPVC double-glazed window to the rear elevation.

Bedroom Four

13*8" x 10*9" (4.18m x 3.28m)

The fourth bedroom has carpeted flooring, a radiator, two built-in storage cupboards with overhead cupboards, and two UPVC double-glazed windows to the front elevation.

Bathroom

7*9" x 4*7" (2.37m x 1.41m)

The bathroom has a low level flush W/C, a pedestal wash basin with a mixer tap, a shower enclosure with a wall-mounted handheld shower fixture, wood-effect flooring, partially water-proof panelled walls, a chrome heated towel rail, and an extractor fan.

SECOND FLOOR

Bedroom Five

9*7" x 14*0" (2.93m x 4.29m)

The fifth bedroom has carpeted flooring, a radiator, and a UPVC double-glazed window to the rear elevation.

Bedroom Six

13*0" x 12*10" (3.98m x 3.93m)

The sixth bedroom has carpeted flooring, a radiator, eaves storage, access to the loft, and a UPVC double-glazed window to the front elevation.

OUTSIDE

Front

To the front of the property is a courtyard style front garden.

Rear

To the rear of the property is a low maintenance garden with a paved patio seating area, a gravelled area, an out-building, and fence panelled boundaries.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)
- Phone Signal – All 4G and some 5G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Very low risk of flooding
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band B

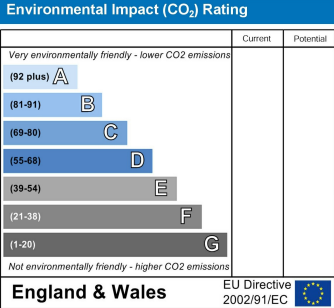
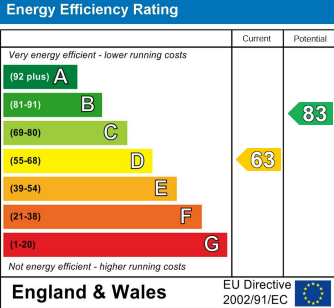
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The vendor has advised the following:
Property Tenure is freehold.

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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This floorplan is for illustrative purposes only.

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