

**RARE HMO INVESTMENT PORTFOLIO**

**TENANTS UNAFFECTED**

**FOR SALE**



**94 SOMERSET ROAD, DONCASTER, DN1 2BL / 33 NOWELL MOUNT, LEEDS, LS9 6HP / 2A SANDHURST AVENUE, LEEDS LS8 3QT**

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**Eddisons**

## 94 Somerset Road / 33 Nowell Mount / 2a Sandhurst Avenue

Doncaster DN1 2BL / Leeds, LS9 6HP / Leeds, LS8 3QT



Tenure

For Sale



Property Type

Residential Investment



Price

£525,000



Rental Income

£54,804 per annum



Location

Doncaster, DN1 2BL  
Leeds, LS9 6HP  
Leeds, LS8 3QT



Property ID

731.4614a (1229119)

**For Viewing & All Other Enquiries Please Contact:**

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Property

The portfolio comprises of three brick built HMO properties all under pitched roofs. All properties benefit from gas central heating, broadband and electric.

The total gross rental income of the portfolio is £54,804 per annum at a 64% occupancy rate. This highlights the potential to increase the ROI and showcases how exclusive this opportunity is.

The properties comprise of a mixture of ensuite bedrooms and shared bathrooms. All properties have a fully functioning kitchen/dining areas and offers a bright sharing space for tenants.

Each property benefits from outside space.

Area	m <sup>2</sup>	ft <sup>2</sup>
94 Somerset Road	156	1,679
33 Nowell Mount	125	1,345
2A Sandhurst Avenue	148	1,592

Energy Performance Certificate

EPC ratings available upon request.

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Council Tax

All flats fall within Council Tax Band A.

Terms

The property is available **For Sale** with the current tenants in situ.

Price

Price **£525,000**.

VAT

Price is exclusive of VAT if chargeable.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.



## Location

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33 Nowell Mount is prominently located in Harehills, approximately 2 miles from Leeds city centre. 2a Sandhurst Avenue is conveniently located 1 mile from Nowell Mount and benefits from nearby amenities such as St. James' University Hospital, Asda, Lidl and McDonalds.

94 Somerset Avenue is located in Doncaster city centre and is approximately 1 mile from the railway station. Nearby amenities include The Range, Doncaster Market and Aldi.





