



Wyggeston Street, Burton-On-Trent, DE13 0SD

£274,950

Wyggeston Street, Burton-On-Trent

****Landlord Investment Opportunity ** HMO Property With High Yield Income ** Landlords Only ** Six Bedrooms ****

A unique HMO style property in good condition with continuous tenancies offering high income yield. The property in brief comprises, communal hallway with guest cloakroom WC, Communal lounge leading to the open plan fitted dining kitchen with built-in appliances. There is an additional communal uPVC conservatory across the rear aspect of the property with access to the off road parking area.

There are currently six individual bedrooms with two independent shared bathrooms.

Outside is hardstanding to the front and rear of the building.

A landlord investment opportunity being sold with tenants in occupation as an ongoing investment sale. The property is currently let at £31,459 gross per year excluding costs. All viewings strictly by prior appointment.



The Accommodation

The property has had continuous use as a HMO, and the current landlord has a licence approved, along with deemed consent. This property is being sold as an ongoing HMO, the new owner will need to seek advice from the local authority to have the licence transferred into their names.

Communal Hallway

Cloakroom WC

Communal Lounge

3.66m x 3.56m (12'0 x 11'8)

Open Plan Kitchen Diner

5.49m max x 4.60m max (18'0 max x 15'1 max)

uPVC Conservatory

Bedroom One

3.58m x 3.51m (11'9 x 11'6)

Bedroom Four

3.25m x 2.97m (10'8 x 9'9)

First Floor Accommodation

Bedroom Two

3.61m max x 3.18m (11'10 max x 10'5)

Bedroom Three

3.63m x 3.51m (11'11 x 11'6)

Bedroom Five

3.25m x 2.97m (10'8 x 9'9)

Bedroom Six

3.28m x 2.44m (10'9 x 8'0)

Bathrooms x2

Income

The property is currently let at £31,459 gross per year. The landlord is responsible for gas and electricity and council tax of the building, along with Insurances.

Room 1 - paying £411.67 p/m

Room 2 - paying £563.33 p/m

Room 3 - paying £433.33 p/m

Room 4 - paying £390.00 p/m

Room 5 - paying £390.00 p/m

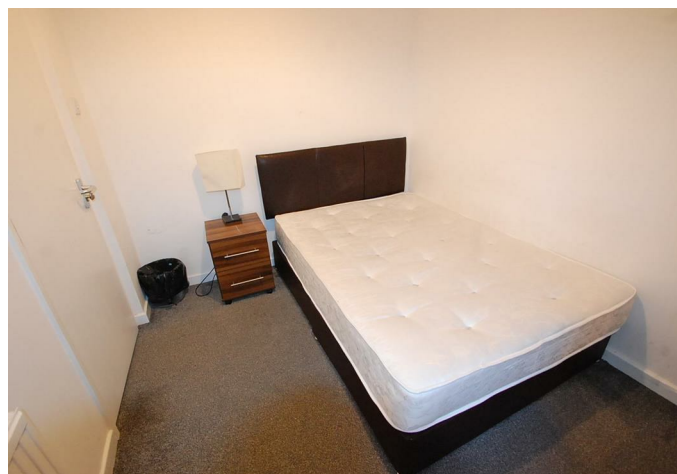
Room 6 - paying £433.33 p/m

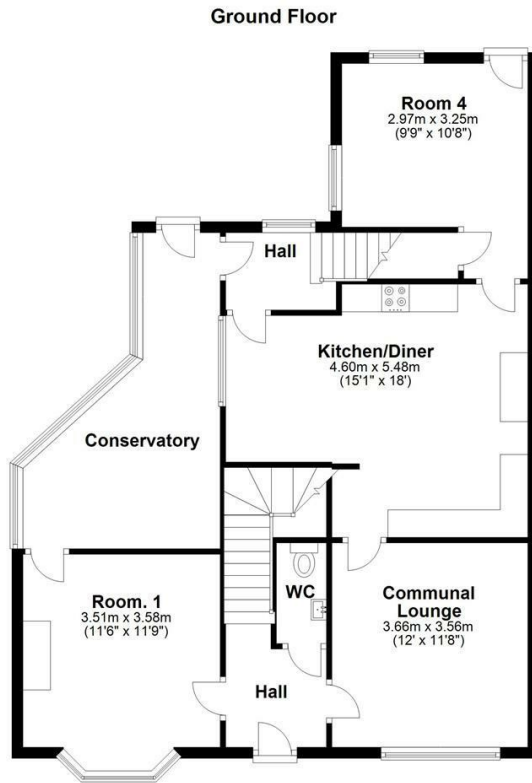
HMO Licence

The home has been used as a HMO with assured shorthold tenancy agreements, with the current owners having a HMO licence in place with the local authority, therefore proving deemed consent as a HMO for the purpose of article 4. The new owners will have to apply for the HMO licence in their names, but are able to provide evidence for deemed consent for the process.

Images taken before full occupation of the home, the home is currently fully occupied, therefore an internal viewing is essential for a proposed buyer to satisfy themselves as to the internal condition before purchase. The images alone cannot be relied upon. The home is being sold by an a member of staff within Nicholas Humphreys. Draft details awaiting vendor approval and subject to change.







NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.
Plan produced using PlanUp.



Council Tax Band B
Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Money Laundering. Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements. New development sites are increasingly implementing an on site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

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