

78 Broxholme Lane, Doncaster, South Yorkshire, DN1 2LN

£250,000

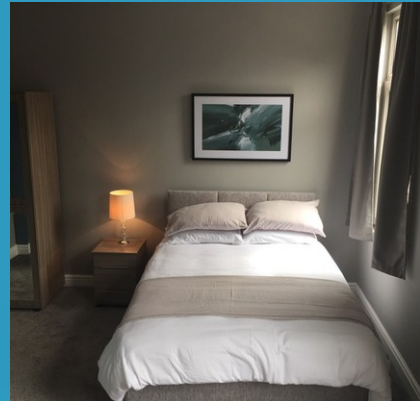
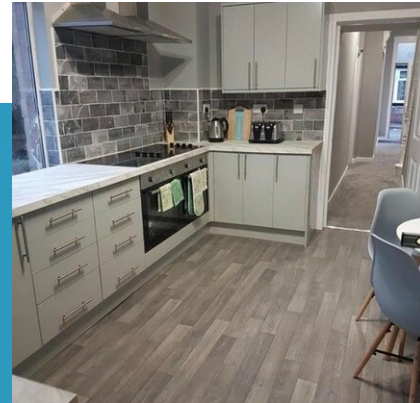
- Three Storey 6 Bed All En Suite HMO
- Article 4
- Good Transport Links Nearby
- Gross Income : £36,924.00 PA
- Gross Yield : 14.77%
- Corporate Let
- 2% +VAT Buyers Fee

Property Overview

A Fantastic HMO Investment in Doncaster with an income stream up to £36,924.00 Per Annum.

This property was refurbished to a high standard with a modern fitted kitchen and bathrooms and has been well maintained since. Consisting of 6 Bedrooms, all en-suite across the three floors. The ground floor layout is set out with bedroom 1 & 2 positioned at the front of the property with the hall way running to the rear of the property leading to the spacious kitchen/diner. Bedroom 3, 4 & 5 are situated on the first floor, off the landing. Bedroom 6 is the entire second floor so offers a large double bedroom with en-suite.

Doncaster is a brilliant location and the property is well situated within 0.5 miles from the town centre. Meaning local amenities are a short walk away, Iceland is within 0.3 miles away (6 minute walk), similarly the local Aldi supermarket is 0.3 miles away (6 minute walk). Transportation from the property is ideal, Doncaster Train station is 0.8 miles door to door, additionally, there is nearby regular bus transportation. Doncaster holds a significant role as a distribution hub. Its strategic location, excellent transport links, and thriving logistics sector have contributed to its continued growth. It is home to a number of industrial estates, business parks, and logistics centres, which have attracted companies involved in warehousing, storage, and distribution. With ever improving and expanding infrastructure, including road and rail network investment as well as enhanced connectivity to major airports and ports, and supporting the development of modern logistics facilities. The area benefits from its proximity to major roads, including the M1 and A1(M), which provide convenient access for commuters. The region is also served by a comprehensive rail network, with Doncaster acting as a major railway interchange, connecting various parts of the UK.



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Income

Room 1 £520 / Room 2 £520 / Room 3 £477 /

Room 4 £477 / Room 5 £520 / Room 6 £563

Total; £3,077 PCM / £36,924.00 PA

Total Income: £36,924.00 PA
Gross Yield: 14.77%

For the last 18 months a corporate contract has been in place which was sourced and managed by Create, prior to this the rooms were let individually. This corporate contract is due to expire with the remainder of the tenants vacating by 08-04-24. Create will be advertising for private tenants in March to ensure there is a seamless transition from the corporate contract to the private individuals.

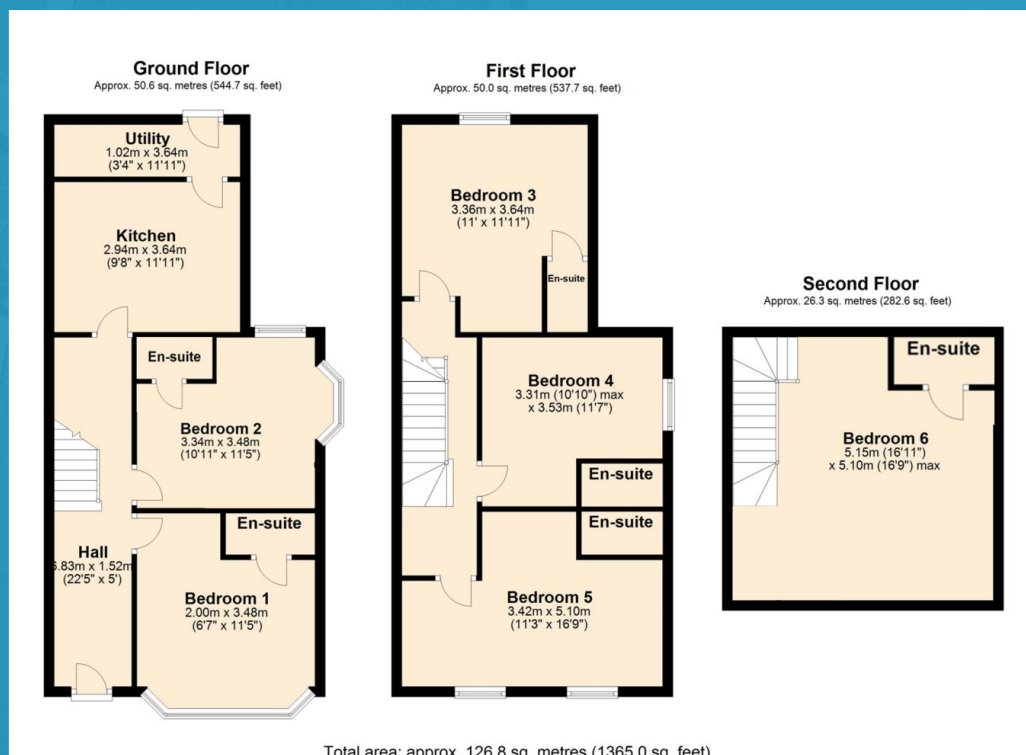
Expenditure;

Gas £215 / Electric £145 / Water £69.40 / Council Tax £105 /

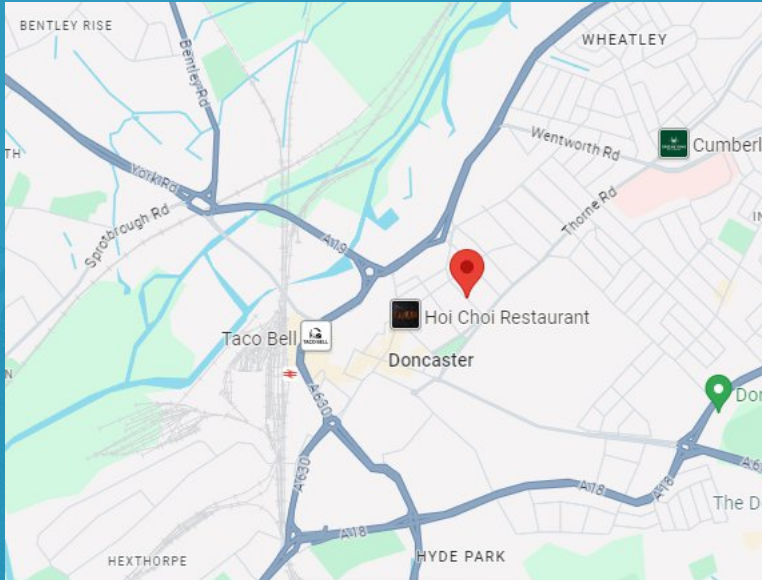
TV License £13.25 / Broadband £32.40 / Cleaner £137.50 / Management £369.24

Total; £1,086.79 PCM / £13,041.48 PA

Floorplan



Location



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			63
(39-54) E		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Buyer's fee

2% + VAT

Contact us

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These property particulars are meant as a guide only and there is no guarantee on their accuracy. Investors should satisfy themselves by way of legal due diligence and inspection of the property.