



- House Of Multiple Occupancy
- 6 Bedrooms
- 3 Bathrooms
- Gross Income £34,902
- 10.5% Gross Return
- Popular Student Location
- Excellent Rental Track Record
- Call Today For More Information

West Parade, West End, LN1 1LF,
£330,000



HMO!! 10.5% GROSS RETURN!! Located within the popular west end area of Lincoln, within easy walking distance of the city centre and the University of Lincoln is this very well maintained 6 bedroom house of multiple occupancy on west parade. The property offers an excellent rental track record and is currently let for £34,902, which represents an attractive gross return of 10.5% per annum. Accommodation briefly comprises entrance hallway, communal lounge with bay window, 20ft kitchen, six bedrooms spread over three floors, two ground floor shower rooms and large first floor bathroom. Call today to arrange a viewing. Council tax band: B. Freehold.

Entrance Lobby

Having uPVC front entrance door, mosaic tiled floor and door into:

Entrance Hallway

Having radiator, stairs rising to first floor and understairs storage cupboard.

Lounge

14' 6" into bay x 12' 4" (4.42m x 3.76m)

Having large bay window to front aspect, ornamental fireplace, radiator and ornate coving.

Kitchen

20' 0" x 6' 8" (6.09m x 2.03m)

Having a range of matching wall and base units, 2 stainless steel sink units, space for a range of appliances, wood effect flooring, and uPVC door to garden.

Shower Room 1

Having 3 piece suite comprising shower cubicle with electric shower appliance, wash hand basin with tiled splash backs, low level WC, wood effect flooring and radiator.

Shower Room 2

Having tiled shower cubicle with electric shower appliance.

Bedroom 6

13' 3" max x 9' 1" max (4.04m x 2.77m)

Having laminate wood effect flooring, radiator and pedestal wash hand basin with tiled splash backs.

First Floor Landing

Having stairs to second floor.

Bedroom 5

13' 2" max x 9' 10" max (4.01m x 2.99m)

Having pedestal wash hand basin with tiled splash backs and radiator.

Bedroom 4

12' 2" x 8' 4" (3.71m x 2.54m)

Having radiator.

Bedroom 3

12' 4" x 7' 4" (3.76m x 2.23m)

Having radiator.

Bathroom

11' 8" x 9' 0" max (3.55m x 2.74m)

Having 3 piece suite comprising double shower cubicle with mains fed shower, wash hand basin with tiled splash backs, low level WC, wood effect flooring, heated towel rail and extractor.

Second Floor Landing

Bedroom 2

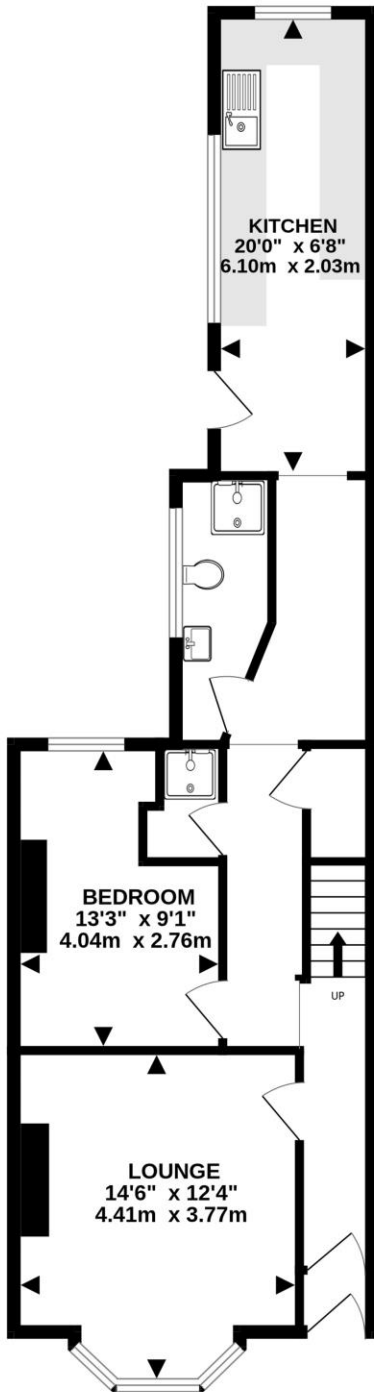
11' 10" x 9' 6" max (3.60m x 2.89m)

Having Velux window to rear aspect and radiator.

Bedroom 1

15' 10" max x 9' 4" (4.82m x 2.84m)

Having dormer window to front aspect and contemporary style vertical radiator.

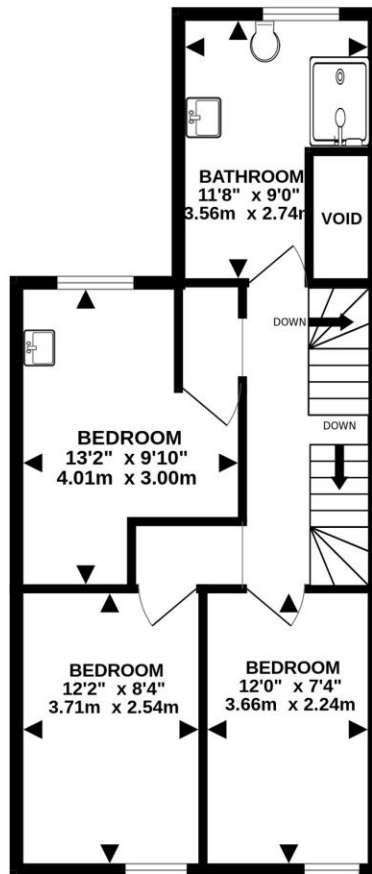


GROUND FLOOR
631 sq.ft. (58.6 sq.m.) approx.

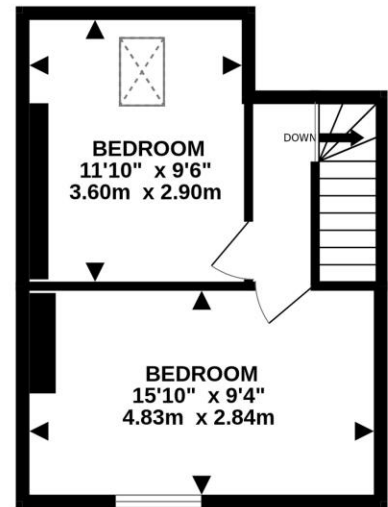
TOTAL FLOOR AREA : 1419 sq.ft. (131.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

1ST FLOOR
493 sq.ft. (45.8 sq.m.) approx.



2ND FLOOR
295 sq.ft. (27.4 sq.m.) approx.



In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:
All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE