



- House Of Multiple Occupancy
- 6 Bedrooms
- 3 Bathrooms
- Gross Income £34,902
- 11.63% Gross Return
- Popular Student Location
- Excellent Rental Track Record
- Call Today For More Information

West Parade, West End, LN1 1LF,  
Offers In Excess Of £300,000



HMO!! 11.63% 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

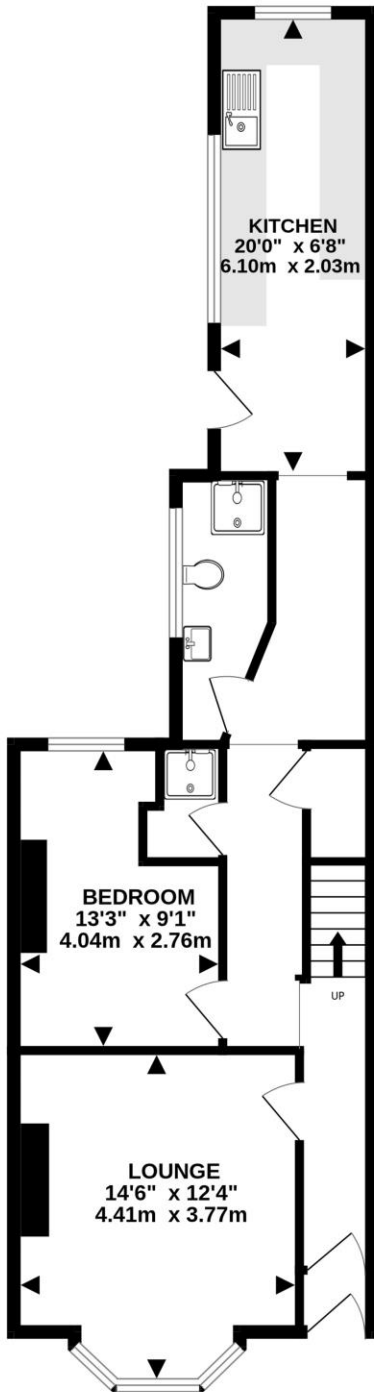
11' 10" x 9' 6" max (3.60m x 2.89m)

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.

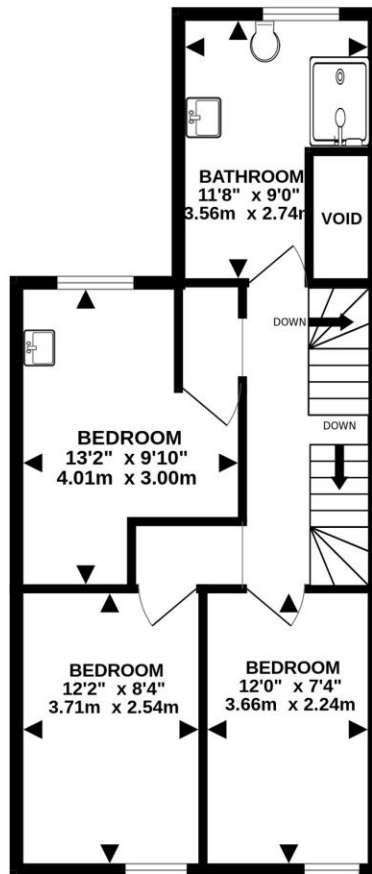


**GROUND FLOOR**  
631 sq.ft. (58.6 sq.m.) approx.

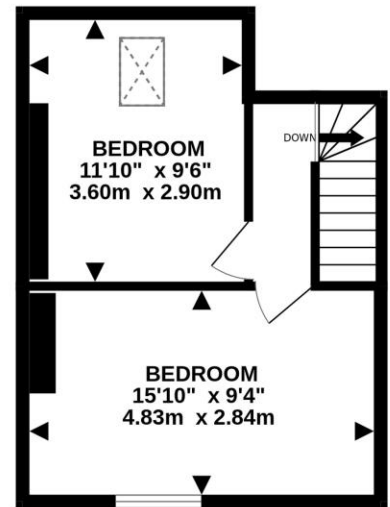
**TOTAL FLOOR AREA : 1419 sq.ft. (131.9 sq.m.) approx.**

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



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



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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.

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