



- Superb HMO!
- Prime Student Location
- Fully Refurbished In 2021
- 6 Bedrooms & 6 En-Suites

- Tenancies In Place Until Summer 2025
- £42,000 Per Annum Income
- 9.33% Gross Return
- Excellent Rental Track Record

West Parade, West End, LN1 1LY,
£450,000





6 BED HMO!! £42,000 PER ANNUM INCOME! Located within the prime West End student area of Lincoln, within easy walking distance of The University of Lincoln and the city centre is the superb house of multiple occupancy on West Parade. In recent years the property has been fully refurbished and reconfigured, offering spacious accommodation which briefly comprises: spacious entrance hallway, impressive 17'10" open plan living kitchen, 6 generous double bedrooms, all of which have ensuite shower rooms. The property has an exceptional rental track record, and has tenancies in place until Summer 2025, generating an income of £42,000 which represents an impressive gross return of 9.33%. Electrical, fire, health and safety checks are all regularly done and up-to-date. Call today to arrange a viewing! Council tax band: C.



Entrance Hallway

Having side entrance door, laminate wood effect flooring, radiator, ornate coving and stairs rising to first floor.

Open Plan Living Kitchen

17' 10" x 14' 6" max (5.43m x 4.42m)

Having kitchen area with a range of matching wall and base units, central island unit with breakfast bar, single drainer stainless steel sink unit with mixer taps over and tiled splash backs, 2 fridge freezers, built-in oven, hob and cooker hood, integral dishwasher, washing machine, tumble dryer, laminate wood effect flooring, radiator, LED downlights and cupboard housing hot water cylinder.

Bedroom 1

16' 0" max x 13' 10" excluding bay (4.87m x 4.21m)

Having large walk-in bay window to side aspect, radiator and LED downlights.

En-Suite

Having 3 piece suite comprising corner shower cubicle with mains fed shower, wash hand basin set in vanity unit, low level WC, wood effect vinyl flooring, heated towel rail and extractor.

Bedroom 2

17' 2" into bay x 15' 0" max (5.23m x 4.57m)

Having large walk-in bay window to front aspect, radiator, ornate coving, original ceiling rose and LED downlights.

En-Suite

Having 3 piece suite comprising corner shower cubicle with mains fed shower, wash hand basin set in vanity unit, low level WC, wood effect vinyl flooring, heated towel rail and extractor.

First Floor Landing

Bedroom 3

15' 1" max x 13' 10" max (4.59m x 4.21m)

Having radiator and LED downlights.

En-Suite

Having 3 piece suite comprising corner shower cubicle with mains fed shower, wash hand basin set in vanity unit, low level WC, wood effect vinyl flooring, heated towel rail and extractor.

Bedroom 4

12' 7" max x 12' 0" max (3.83m x 3.65m)

Having radiator and LED downlights.

En-Suite

Having 3 piece suite comprising corner shower cubicle with mains fed shower, wash hand basin set in vanity unit, low level WC, wood effect vinyl flooring, heated towel rail and extractor.

Bedroom 5

11' 5" max x 9' 11" max (3.48m x 3.02m)

Having radiator and LED downlights.

En-Suite

Having 3 piece suite comprising corner shower cubicle with mains fed shower, wash hand basin set in vanity unit, low level WC, wood effect vinyl flooring, heated towel rail and extractor.

Bedroom 6

15' 0" max x 10' 8" max (4.57m x 3.25m)

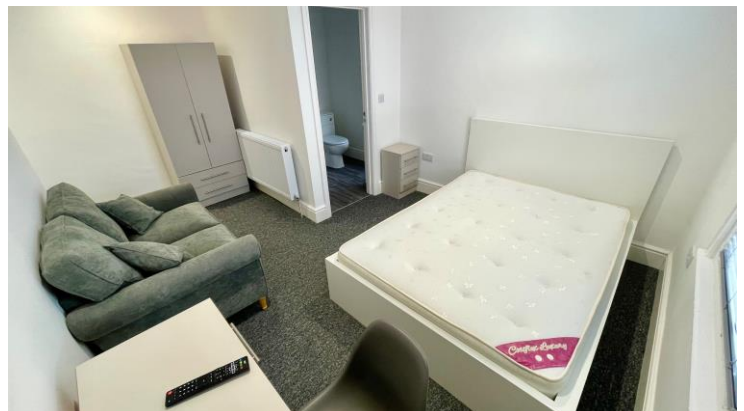
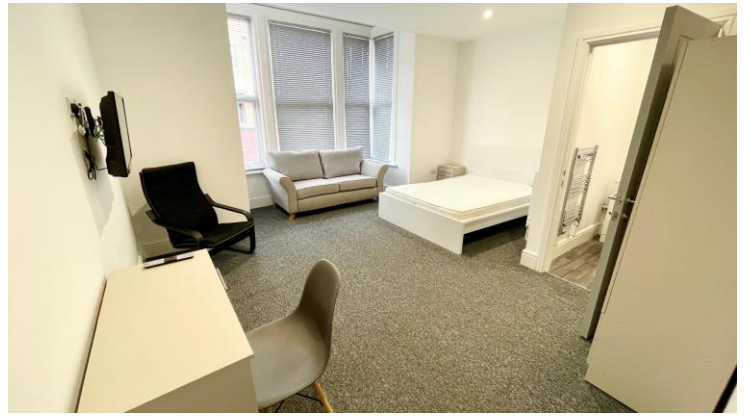
Having radiator and LED downlights.

En-Suite

Having 3 piece suite comprising corner shower cubicle with mains fed shower, wash hand basin set in vanity unit, low level WC, wood effect vinyl flooring, heated towel rail and extractor.

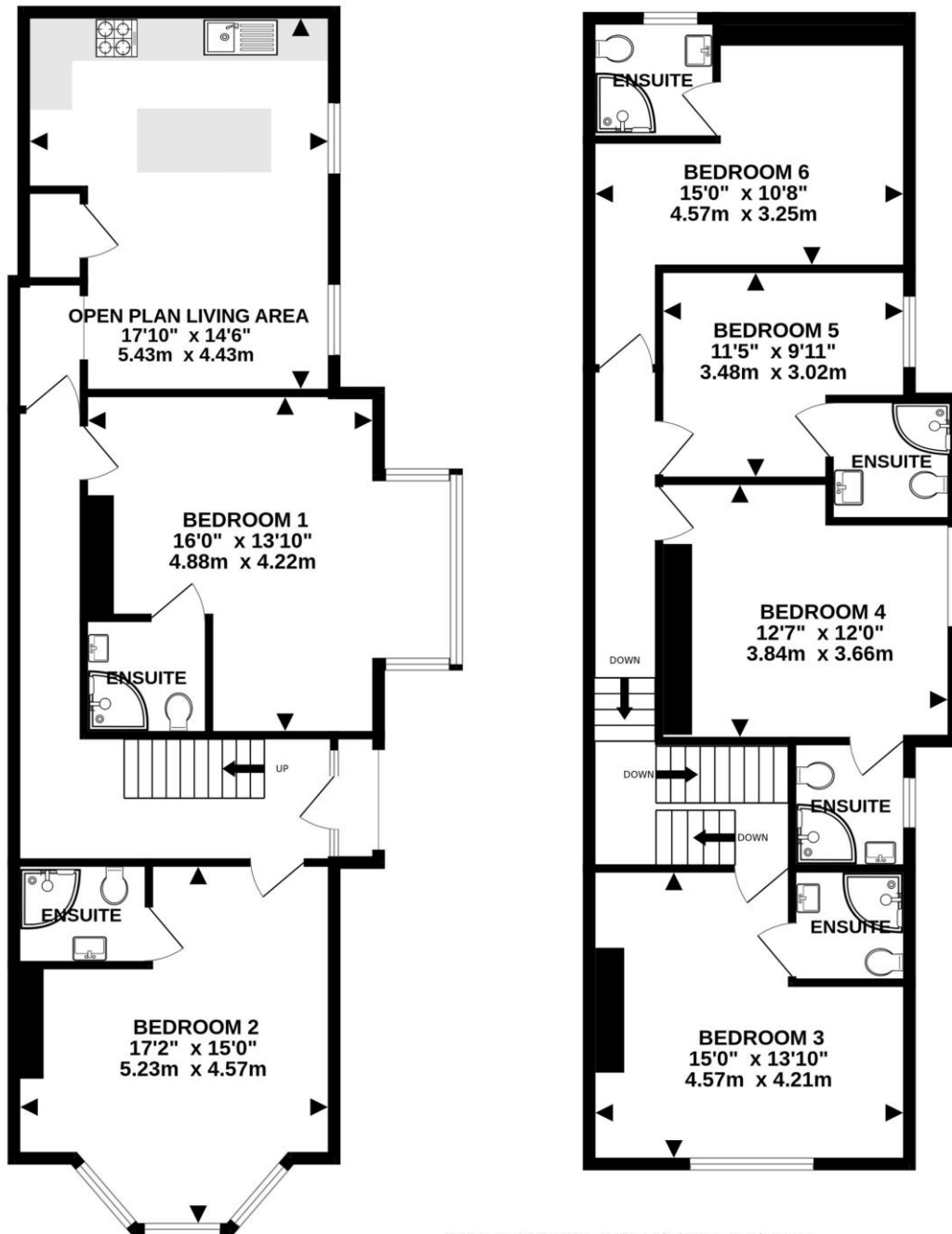
Outside

The property benefits from low maintenance gravelled and patio garden areas.



GROUND FLOOR
887 sq.ft. (82.4 sq.m.) approx.

1ST FLOOR
808 sq.ft. (75.1 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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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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