



17 Fairfield Road,
Chesterfield, S40 4TR

£295,000

W
WILKINS VARDY

£295,000

INVESTMENT OPPORTUNITY - LICENSED 6 BED HMO - CURRENTLY FULLY LET - FULLY MODERNISED - PASSING RENT OF £23,600 BUT A POTENTIAL 8.9% GROSS YIELD - STAMP DUTY PAID BY THE OWNER

Having been significantly upgraded by the current owner, this superb investment property offers three stand alone bedrooms, each with wash hand basin, two bedrooms with en-suite facilities and a top floor flat with living room, kitchen, bedroom and en-suite. The property includes a well equipped communal living area, kitchen and bathroom and a well kept decked communal garden area.

Currently fully let, the property offers the chance for an investor to retain the existing tenancies, creating an instant income with the potential to increase rents over time. The property is situated on the outskirts of the town centre, ideal for young professionals or couples.

- Six Bedroomed House In Multiple Occupation
- Substantially Modernised
- Fully Let with Current Income of £23,400 Per Annum
- Potential Income of £26,160 Or 8.9% Gross Yield
- Modern Well Equipped Communal Kitchen, Bathroom & Living Area
- Shared External Garden
- Three Beds with En-Suite Facilities, Three With Wash Hand Basins
- Top Floor Flat with Lounge, Kitchen and En-Suite
- Edge Of Town Centre Location
- Investment Opportunity With Instant Income Potential

General

HMO property with six individual bedsits and communal areas

Gas Central Heating (Worcester combi boiler)

Fire doors

Hard wired smoke detectors

Emergency exit and emergency lighting

Gross internal floor area - 187.6 sq m/2019 sq ft

Council Tax Band - C

Tenure -

Secondary School Catchment Area - Brookfield community School

Existing Tenancies

The property is currently fully let, and a schedule of all tenancies can be provided to interested parties. The current passing rent is £23,400 per annum, although at least one of the rents is substantially below market value. It is our opinion that the property offers the potential to create an annual income of £26,160.

Stamp Duty Paid

The seller is offering to pay the buyer the full investor rate of stamp duty for an asking price offer, equivalent to £11,100. Enquire for further details.

On The Ground Floor

A communal hallway gives access to..,

Entrance Porch

With an inner door leading to the entrance hall.

Ground Floor Bedroom

15'1" x 13'4" (4.60m x 4.06m)

A double bedroom with en-suite shower room.

Dining Room

13'10" x 13'5" (4.22m x 4.09m)

With fitted wall and base units.

Containing six fridges for five of the bedsits.

Kitchen

19'1" x 9'8" (5.82m x 2.95m)

Fitted with a range of white high gloss units with complimentary matching work surface.

Two, one bowl sinks with mixer taps, two ovens, two four ring gas hobs both with extractors.

Space and plumbing for two automatic washing machines.

Space for a tumble dryer.

Steps lead down to the ...

Rear Bedroom

10'10" x 9'9" (3.30m x 2.97m)

A double bedroom with an en-suite shower room.

Cellar

8'11" x 5'10" (2.72m x 1.78m)

Used for communal storage.

On The First Floor

A communal landing gives access to...

Bedroom

14'1" x 13'9" (4.29m x 4.19m)

A double bedroom with sink.

Bedroom

13'5" x 10' (4.09m x 3.05m)

A double bedroom with a sink.

Bedroom

13' x 9'9" (3.96m x 2.97m)

A double bedroom with a sink.

Communal Shower Room

Having a shower cubicle with electric shower, wash hand basin with underneath storage and a low flush WC.

On The Second Floor

With its own access door off the landing, a private staircase leads to..

Attic Bedroom

14' x 13'7" (4.27m x 4.14m)

A self contained flat comprising a double bedroom with an en-suite shower room and a living area with a kitchenette.

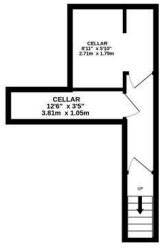
Outside

On street parking.

Courtyard garden with decking.



BASEMENT
179 sq.ft. (16.7 sq.m.) approx.



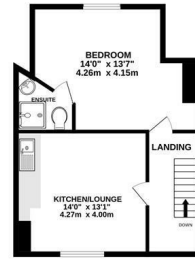
GROUND FLOOR
639 sq.ft. (59.3 sq.m.) approx.



1ST FLOOR
124 sq.ft. (11.5 sq.m.) approx.



2ND FLOOR
477 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA: 2019 sq.ft. (187.6 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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| Energy Efficiency Rating | | |
|---|-----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 74 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 53 | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | EU Directive 2002/91/EC |

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RICS

Relocation agent network

VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, shower unit, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Brookfield Community School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | **01246 270 123**

wilkins-varDY.co.uk