

Clough Road, Rotherham





\*\* INVESTOR OPPORTUNITY \*\* A substantial purpose built semi detached property consisting of six one bedroom APARTMENTS. Having a HMO License, five of the apartments are in occupation under separate assured shorthold tenancies creating a gross annual return currently at £23,760. Providing FURTHER POTENTIAL, for the 'communal' basement level apartment to be converted to a sixth self contained apartment creating additional income.

All apartments are well presented throughout, there is ample on street parking to the front and a low maintenance communal garden to the rear.

Asking Price: £280,000





## **ACCOMMODATION**

- 6 Well Presented One Bedroom Apartments, 7 Bathrooms
- 5 Let Apartments Currently Achieving £23,760 Gross Rental Income
- Tenants Paying In Addition to Rent, £12,000 per annum to Cover Landlord Payable Bills
- 6th Apartment Potential Subject to Relevant Change of Licensing & Utilities
- Rear Communal Garden, Ample On Street **Parking**
- FREEHOLD / Council Tax Band B = £1,614 per
- **HMO Licence, Gas & EICR Certificated**











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Energy Efficiency Rating				
Score	Energy rating		Current	Potential
92+	Α			
81-91	В			
69-80	С		√72  C	<78  C
55-68	D			
39-54	E			
21-38		F		
1-20		G		