



## 143 West Parade

Lincoln, LN1 1QS



Book a Viewing!

**£350,000**

Six bedroom HMO investment generating £41,328 per annum, representing a gross yield of 11.81%. A substantial bay fronted terraced property positioned within close proximity to the Brayford Waterfront and Lincoln City Centre, making it a highly attractive and consistently performing rental investment. The property is arranged to provide six double en-suite rooms with four benefitting from their own kitchenette facilities, offering a strong mix of self-contained and shared accommodation. All rooms are well-proportioned and finished to a modern standard with an additional communal kitchen and low maintenance outside space.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D.

**COUNCIL TAX BAND** – A.

**LOCAL AUTHORITY** - Lincoln City Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**LOCATION**

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Lincoln Bishop University.



## ACCOMMODATION

### STUDIO 1

14' 0" x 12' 2" (4.27m x 3.71m) With UPVC bay window, kitchenette, radiator and access to its own en-suite.

### EN-SUITE

Fitted with a modern suite to comprising of shower cubicle, WC and pedestal wash hand basin, tiled wall splashbacks, tiled flooring, radiator and extractor.

### STUDIO 2

14' 0" x 12' 5" (4.27m x 3.78m) With UPVC window, kitchenette, radiator and access to its own en-suite.

### EN-SUITE

Fitted with a modern suite to comprise of shower cubicle, WC and pedestal wash hand basin, tiled wall splashbacks, tiled flooring, radiator and extractor.



### STUDIO 3

12' 1" x 10' 6" (3.68m x 3.2m) With UPVC window, radiator and access to a separate kitchen and shower room.

### KITCHEN

9' 11" x 7' 3" (3.02m x 2.21m) Fitted with a range of wall and base mounted cupboard units with stainless steel sink, electric oven, electric hob, UPVC window, radiator, extractor and tiled wall splashbacks.

### EN-SUITE

Fitted with a modern suite to comprise of shower cubicle, WC and pedestal wash hand basin, tiled wall splashbacks, tiled flooring, radiator and extractor.



### STUDIO 4

12' 5" x 12' 3" (3.78m x 3.73m) With UPVC bay window, radiator and access to its own kitchen and shower room.

### KITCHEN

9' 3" x 5' 5" (2.82m x 1.65m) Fitted with a range of base and wall mounted cupboard units with stainless steel sink, electric oven, electric hob, UPVC window, radiator, extractor and tiled wall splashbacks.

### EN-SUITE

Fitted with a modern suite to comprise of shower cubicle, WC and pedestal wash hand basin, tiled wall splashbacks, tiled flooring, radiator and extractor.

### STUDIO 5

12' 5" x 12' 2" (3.78m x 3.71m) With UPVC window, radiator and access to its own en-suite.

### EN-SUITE

Fitted with a modern suite to comprise of shower cubicle, WC and pedestal wash hand basin, tiled wall splashbacks, tiled flooring, radiator and extractor.



### STUDIO 6

21' 0 max" x 10' 6" (6.4m x 3.2m) With UPVC window, radiator and access to a separate en-suite.

### EN-SUITE

Fitted with a modern suite to comprise of shower cubicle, WC and pedestal wash hand basin, tiled wall splashbacks, tiled flooring, radiator and extractor.

### COMMUNAL KITCHEN

9' 9" x 7' 3" (2.97m x 2.21m) Fitted with a range of units, electric hob, electric oven, stainless steel sink with drainer and mixer tap, washing machine, tiled splashbacks, fitted cupboard storage, extractor and UPVC window.



## OUTSIDE

To the rear of the property there is a securely enclosed and generously sized communal yard, providing a practical and low maintenance outdoor space for occupants. The area offers a ample room for seating and general use, creating a pleasant shared environment while remaining easy to maintain, ideal for a multi-occupancy property.

## WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

## SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

## REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Calum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

## BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

## GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

## NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

## GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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**Ground Floor**  
Floor area 68.5 sq.m. (737 sq.ft.)



**First Floor**  
Floor area 67.8 sq.m. (730 sq.ft.)

Total floor area: 136.3 sq.m. (1,467 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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