Northgate Street
Ilkeston

burchell edwards

Northgate Street
Ilkeston DE7 8FR

for sale offers over
£150,000

Property Description

An excellent opportunity to acquire a fully let four-bedroom HMO situated in a convenient and well-connected location close to Ilkeston town centre, local shops, and transport links.

The property generates a strong and consistent rental income of £1,770 PCM (£21,240 per annum), with individual room rents of £430, £450, £450, and £440, making it an attractive turnkey investment.

The accommodation is thoughtfully arranged over two floors and offers spacious and practical living for tenants. The ground floor comprises an entrance hall leading to a generously sized communal living room, a well-proportioned double bedroom, a fitted galley-style kitchen with modern units, ample worktop space, integrated cooking facilities, and room for appliances. A separate ground floor WC adds convenience for shared living.

To the first floor, there are three further bedrooms of varying sizes, alongside a modern shower room serving all first-floor occupants. The layout is well suited for HMO use, with clearly defined communal and private areas.

Externally, the property benefits from a low-maintenance rear outdoor space.

This is a fantastic ready-made investment opportunity offering immediate income with an established tenant base and strong long-term rental potential.

Viewing is highly advised..

To The Front

To the front of the property is on street parking with UPVC front door giving access to the main property off the street.

Entrance Hall

Accessed via a front entrance door, with carpet flooring, ceiling light point and access to all principal ground floor rooms.

Living Room

A spacious communal reception area positioned to the front aspect, benefiting from a large UPVC double glazed window allowing good natural light. Featuring carpet flooring, ceiling light fitting, wall-mounted radiators, and ample space for shared seating and social use.

Kitchen

A modern galley-style kitchen with UPVC double glazed window overlooking the rear outdoor space. Fitted with a range of wall and base units, laminate worktops, integrated oven and electric hob with extractor over, stainless steel sink and drainer, and space for white goods. Finished with vinyl flooring and ceiling lighting.

Bedroom 4

Ground floor bedroom positioned to the rear aspect with a UPVC double glazed window. Comprising carpet flooring, ceiling light, radiator, and space suitable for double bed and furniture.

Wc

Convenient ground floor cloakroom fitted with low-level WC and hand wash basin.

Bedroom 1

Front-facing room with UPVC double glazed window, carpet flooring, ceiling light and radiator.

Bedroom 2

A generously sized double room to the front elevation with large UPVC double glazed window, carpet flooring, ceiling light and radiator.

Bedroom 3

Rear-facing bedroom with UPVC double glazed window, carpet flooring, ceiling light and radiator.

Shower Room

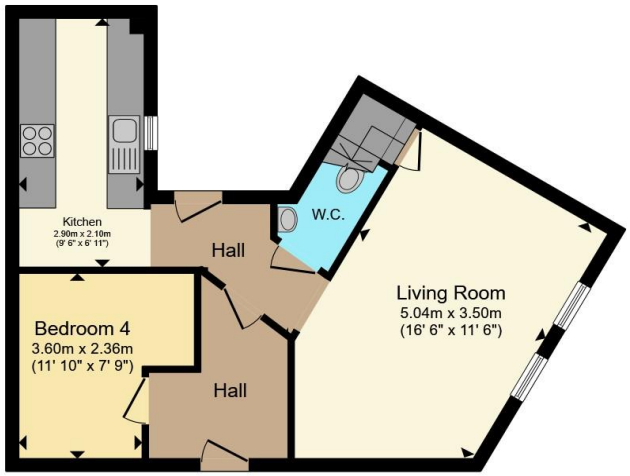
Fitted with shower enclosure, low-level WC, wash basin, and obscure UPVC double glazed window.

Rear Yard

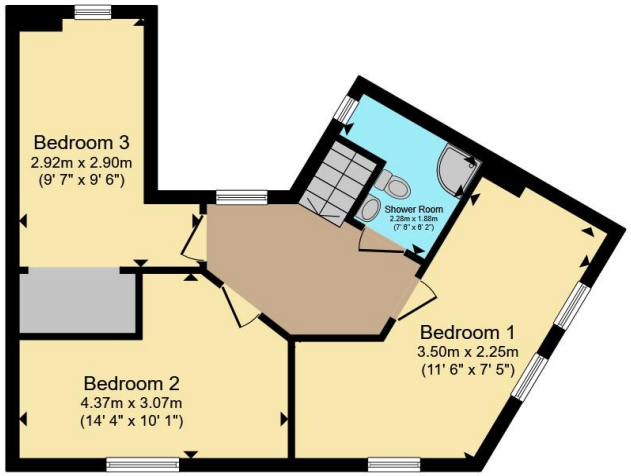
Low maintenance communal concrete yard with gated access.

Disclaimer

All figures stated are gross figures supplied by the current owner and would need to be confirmed with your conveyancer as an enquiry. We will not take responsibility for information given to us and reiterated in good faith which may turn out to be incorrect. The property is currently fully let and fully managed by Harmony Lets at 10% plus VAT. All tenants have been referenced through Harmony Lets and some tenants claim DSS which is paid directly to the current owner. You would need to ensure you have raised this with your conveyancer as an enquiry and ensure you have seen and reviewed the tenancy agreements yourselves and are happy to proceed and not rely on the information provided in this advert when making any decisions. Harmony Lets would be willing to carry on with the current management of the property at the same fee. This once again would need to be arranged with your conveyancer. Some room images were taken prior to being let and may not be recent.



Ground Floor



First Floor

Total floor area 92.6 m² (996 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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

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To view this property please contact Burchell Edwards on

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21 Bath Street
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EPC Rating: D

Council Tax Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/IST207429

The Property Ombudsman

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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