

Glenmore House  
Castleford, WF10 5BH

**HMO Investment**  
**1,599 Sq Ft** (148.55 SqM)

On the instructions of Joint Fixed Charge Receivers, Joe Pitt and Ewan Mackie

# INVESTMENT FOR SALE

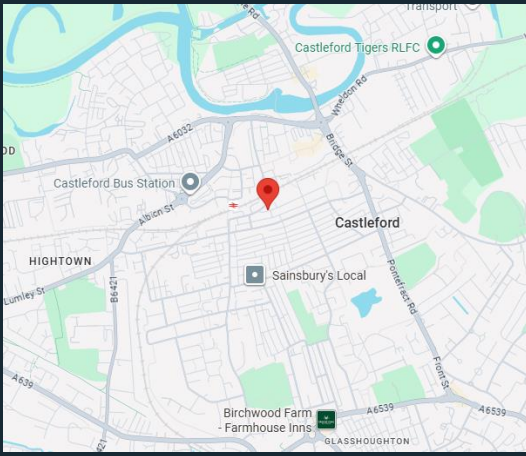


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## LOCATION

The property is located on Cambridge Street, within Castleford town centre. Castleford railway station is a 5 minute walk from the property and junction 32 of the M62 is a 10 minute drive.

## DESCRIPTION

A detached house with a rear extension configured as a 6-bedroom HMO. On the ground floor there is a communal living area and kitchen. The kitchen provides 2x ovens and fridge freezers. 3x bedrooms are on the ground floor and 3x bedrooms are on the first floor, all bedrooms benefit from their own ensuite WC / shower.

## COUNCIL TAX BAND

The property has a council tax banding of B.

## PRICE

We have been instructed to seek offers in excess of £249,950, a purchase at this level reflects a Gross Initial Yield of 13% when room 1 let and after the deduction of Council Tax, Utilities, insurance, maintenance costs and management fees.

## SERVICES

None of the services have been tested and interested parties are advised to satisfy themselves in this regard.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

C64

## VALUE ADDED TAX

Not applicable.

## AML

In accordance with the Money Laundering Regulations prospective purchasers will be asked to produce identification of the intended purchaser and other documentation to support any offers submitted to the vendors.

## ACCOMMODATION

**Total 1,599 SqFt (148.55 SqM)**

## TENANCY SCHEDULE

Room	Lease Start Date	Rent Per Annum
1	VACANT	£0
2	24/04/2025	£6,756pa
3	30/08/2025	£6,756pa
4	03/04/2025	£6,500pa
5	17/11/2022	£6,240pa
6	15/07/2025	£6,760pa
<b>Total</b>		<b>£33,012 pa</b>

ERV for room 1. Say £6,760 pa

Total rent roll when room 1 let: £39,772 pa

## INSPECTIONS & FURTHER INFORMATION

Viewings strictly by prior appointment with the sole agents:

Jason Barnsdale MRICS  
Barnsdales - Chartered Surveyors  
Tel: 07836 534 040  
jason@barnsdales.co.uk



### Disclaimer

Misrepresentation Act 1967: Barnsdales for itself and for the vendor(s) or lessor(s) of this property whose agent it is give notice that:

1. These particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these particulars as to the property(s) are to be relied on as statements or representations of fact. 3. Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Barnsdales nor any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to the property. 5. None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in safe and working order.

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