



**69 Kirkby Street**

Lincoln, LN5 7TT



Book a Viewing!

**£240,000**

**INVESTMENT OPPORTUNITY – SIX BEDROOM HMO** - A well presented Six Bedroom House of Multiple Occupancy located to the South of Lincoln City Centre, within walking distance of the City Centre, Lincoln High Street, the University of Lincoln and Lincoln College. The property is currently let at £1,664.42 per calendar month, inclusive of gas, electricity, water, internet, TV licence and council tax, and is tenanted until 18th August 2026, providing an immediate income stream. There is clear potential for rental uplift. Based on approximately £100 per week per room over a 50 week period, the property could achieve in the region of £30,000 per annum, representing a potential gross yield of approximately 12.5%. The property is currently in good, presentable order and offers well arranged accommodation over three floors.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C.**

**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

### ENTRANCE HALL

With access to bedroom one and lounge.

### BEDROOM ONE

11' 3" x 2' 11" (3.43m x 0.88m) With UPVC double glazed window and radiator.

### LOUNGE / COMMUNAL AREA

12' 2" x 11' 1" (3.71m x 3.37m) With UPVC double glazed double doors, under stairs storage cupboard, radiator and open access leading through to the kitchen.

### KITCHEN

12' 10" x 5' 8" (3.90m x 1.73m) With UPVC double glazed window, fitted with a range of wall, drawer and base units with work surfaces over, tiled splashbacks, stainless steel sink and drainer, integral oven, four ring gas hob with extractor fan over, space for fridge freezer and spotlighting.

### SHOWER ROOM

7' 2" x 5' 8" (2.19m x 1.73m) With UPVC double glazed window, low level WC, wash hand basin, shower cubicle and radiator.

### FIRST FLOOR LANDING

With access to three bedrooms.

### BEDROOM TWO

12' 5" x 6' 9" (3.77m x 2.05m) With UPVC double glazed window and radiator.



### BEDROOM THREE

9' 9" x 7' 5" (2.96m x 2.26m) With UPVC double glazed window and radiator.

### BEDROOM FOUR

8' 2" x 11' 1" (2.50m x 3.37m) With UPVC double glazed window and radiator.



### SECOND FLOOR LANDING

With access to two bedrooms and shower room.

### BEDROOM FIVE

10' 10" x 6' 9" (3.30m x 2.06m) With UPVC double glazed window and radiator.

### BEDROOM SIX

12' 10" x 6' 11" (3.92m x 2.12m) With UPVC double glazed window and radiator.

### SHOWER ROOM

With low level WC, wash hand basin, shower cubicle, radiator and extractor fan.

### OUTSIDE

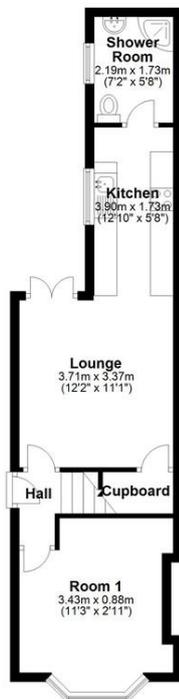
To the rear of the property there is an enclosed courtyard garden.





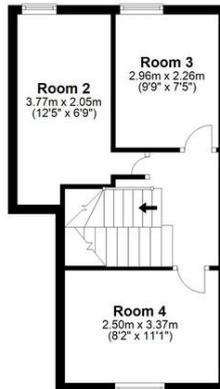
**Ground Floor**

Approx. 38.5 sq. metres (414.3 sq. feet)



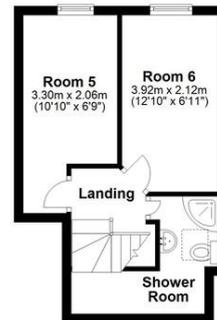
**First Floor**

Approx. 32.6 sq. metres (350.9 sq. feet)



**Second Floor**

Approx. 25.7 sq. metres (277.1 sq. feet)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. All interested parties must verify their accuracy independently. Plan produced using PlanUp.

**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 on 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 are 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.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

29 – 30 Silver Street  
Lincoln  
LN2 1AS  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH  
01673 847487

22 King Street  
Southwell  
NG25 0EN  
01636 813971

46 Middle Gate  
Newark  
NG24 1AL  
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



[www.mundys.net](http://www.mundys.net)