

Park Row

The proactive estate agent



Grafton Street, Castleford, WF10 4NX

£150,000



Attention Landlords & Investors – Ideal Turnkey HMO Opportunity in Castleford. Potential to generate an income of £2,000 per month with the current vendor receiving £1,710 per month.

This four-bedroom property, located in the heart of Castleford, is a fully functioning HMO, successfully operated for a number of years. The property currently has four standing tenants in situ - offering immediate income and future growth potential.

Positioned in a prime town centre location, the property provides excellent access to local amenities including shops, schools, the train station, and motorway networks, making it highly attractive to prospective tenants.

With rooms currently achieving £500 per month, this investment has the potential to generate a total income of £2,000 per calendar month when fully occupied. This is a fantastic opportunity for those looking to expand their portfolio or for new investors seeking a ready-to-rent, low-maintenance addition to their business ventures. The front living room has potential to be converted into a further fifth bedrooms with minimal expense.



FEDERATION
OF INDEPENDENT
AGENTS

Hallway

10'10" x 3'10" (3.29 x 1.16)

Access to living room and kitchen. Wood effect flooring. Central heated radiator.

Living Room

10'10" x 8'10" (3.29 x 2.70)

Built in storage cupboard. Wood effect flooring. Central heated radiator. Double glazed UPVC window looking to the front of the property.

Dining Kitchen

10'4" x 13'2" (3.16 x 4.01)

Range of high and low level kitchen units with complimentary worktops. Tiled splashback. Sink with drainer and chrome mixer tap. Fireplace housing an electric fire. Pantry cupboard. Access to the downstairs WC. Wood effect flooring. Central heated radiator. Double glazed UPVC window looking to the rear of the property. Door access to the rear yard.

WC

4'2" x 6' (1.28 x 1.83)

Wash hand basin with chrome taps. Toilet with low level flush. Double glazed UPVC window looking to the rear.

Landing One

5'4" x 13'1" (1.63 x 4.00)

Access to main shower room and bedroom one & two. Carpeted throughout.

Bedroom One

10'12" x 13'1" (3.35 x 4.00)

Current tenant pays £500 per month. Wood effect flooring. Central heated radiator. Double glazed UPVC window looking to the front of the property.

Bedroom Two

9'3" x 7'12" (2.81 x 2.43)

If tenanted, can earn up to £500 a month. Wood effect flooring. Central heated radiator. Double glazed UPVC window looking to the front of the property.

Shower Room

9'2" x 4'9" (2.79 x 1.46)

White suite comprising of mains feed shower with double enclosure. WC with low level flush. Wash hand basin with chrome mixer tap. Central heated chrome towel rail. Tiled walls. Tiled flooring. Double glazed UPVC frosted window looking to the rear.

Landing Two

5'4" x 2'7" (1.62 x 0.79)

Access to bedroom three and four. Carpeted throughout.

Bedroom Three

8'5" x 12' (2.56 x 3.66)

If tenanted, can earn up to £500 a month. Wood effect flooring. Central heated radiator. UPVC double glazed sky light window to the front aspect.

Bedroom Four

9'9" x 11'5" (2.98 x 3.49)

If tenanted, can earn up to £500 a month. Wood effect flooring. Central heated radiator. UPVC double glazed sky light window to the rear aspect.

Yard To The Rear

The property features a low-maintenance rear yard enclosed by a combination of brick walls and fencing, offering both privacy and security. The space is fully paved, providing a practical area ideal for outdoor seating, storage, or simple relaxation. There is direct gated access to the rear.

HEATING & APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

MAKING A OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property. We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

MEASUREMENT'S

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

VIEWING'S

Strictly by appointment with the sole agents. If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

OPENING HOUR'S

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm



FEDERATION
OF INDEPENDENT
AGENTS

Friday - 9.00am to 5.30pm
Saturday - 9.00am to 5.00pm
Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE
RELEVANT BRANCHES ON:

SELBY - 01757 241124
SHERBURN IN ELMET - 01977 681122
GOOLE - 01405 761199
PONTEFRACT - 01977 791133
CASTLEFORD - 01977 558480

UTILITIES BROADBAND & MOBILE COVERAGE

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

TENURE AND COUNCIL TAX BANDING

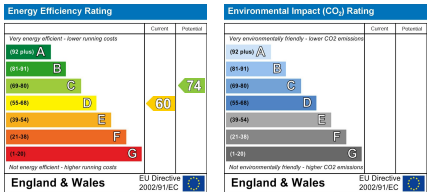
Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.



FEDERATION
OF INDEPENDENT
AGENTS



T 01977 791133
W www.parkrow.co.uk
30 Newgate, Pontefract, West Yorkshire, WF8 1DB
pontefract@parkrow.co.uk



FEDERATION
OF INDEPENDENT
AGENTS