14 Hazelwood Road

NORTHAMPTON
NN1 1LN

Guide Price £300,000

- LICENSED FIVE-BEDROOM HMO
- WALKING DISTANCE TO THE UNIVERSITY OF NORTHAMPTON
- ONE RECEPTION ROOM
- REAR OFF-ROAD PARKING
- STRONG RENTAL DEMAND AREA
- FOUR-STOREY ACCOMMODATION
- TOWN CENTRE LOCATION
- TWO SHOWER ROOMS
- POTENTIAL TO CREATE ADDITIONAL BEDROOM (STPP)
- ENERGY EFFICIENCY RATING: C

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Five-Bedroom Licensed HMO – Northampton Town Centre – Walking Distance to University

An excellent opportunity to acquire a substantial four-storey, five-bedroom licensed HMO, ideally positioned in Northampton town centre and within walking distance to the University of Northampton—making it highly attractive to student and professional tenants alike.

The property is well laid out over four floors and comprises five spacious bedrooms (potentially 6 bedrooms subject to permission), a generous reception room, a fitted kitchen, and two bathrooms, providing practical and comfortable multi-occupancy living.

To the rear, the property benefits from off-road parking—an increasingly rare and valuable feature in such a central location, further enhancing tenant demand.

Importantly, there is clear potential to reconfigure the current layout to create a sixth letting room (subject to the necessary consents), offering scope to significantly increase rental income and overall yield.

Located just a short walk from the University of Northampton, town centre amenities, shops, bars, and transport links, this property sits in a prime rental hotspot with consistent demand and strong long-term investment fundamentals.

Ground Floor

Entrance Hall
Radiator, stairs leading to first floor landing, door to cellar, door to:

Lounge
14'7" x 12'9" (4.45 x 3.91)
Radiator, sash window to front.

Bedroom
12'8" x 10'10" (3.88 x 3.31)
Radiator, sash window to rear.

Kitchen/Breakfast Room
14'8" x 10'2" max (4.48 x 3.12 max)
Fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with work tops above, eye level cupboards, built in gas hob with extractor hood over, electric oven, feature fireplace, bay window to side, door to:

Utility Room
8'9" x 6'9" (2.67 x 2.07)
Sink unit with cupboards, wall mounted boiler, eye level cupboards, window to side, door to rear.

Cellar

Hallway
Door to rear, steps leading to ground floor, outside storage.

Room
13'3" x 10'8" (4.06 x 3.27)

Room
6'1" x 7'4" (1.86 x 2.25)

Room
10'9" x 12'4" (3.30 x 3.76)
Feature fireplace, radiator, window to rear.

First Floor

Landing
Stairs leading to second floor, storage cupboard, doors to:

Bedroom
17'5" x 14'7" (5.33 x 4.46)
Radiator, window to rear.

Bedroom
10'10" x 12'9" (3.31 x 3.90)
Feature fireplace, radiator, window to rear.

Shower Room
Suite comprising shower cubicle, hand wash basin, low level WC, window to side, radiator,

Shower
Separate shower cubicle, window to side.

Toilet
Separate low level WC, hand wash basin, window to side.

Second Floor

Landing
Window to rear, built in cupboard, doors to:

Bedroom
15'10" x 15'0" (4.83 x 4.58)
Radiator, sash window to front.

Bedroom
10'10" x 10'2" (3.31 x 3.10)
Feature fireplace, radiator, window to rear.

Externally

Rear Garden
All gravel, off road parking accessed via service road, steps leading to cellar level, steps leading to kitchen.

Agents Notes
Council Tax Band: D

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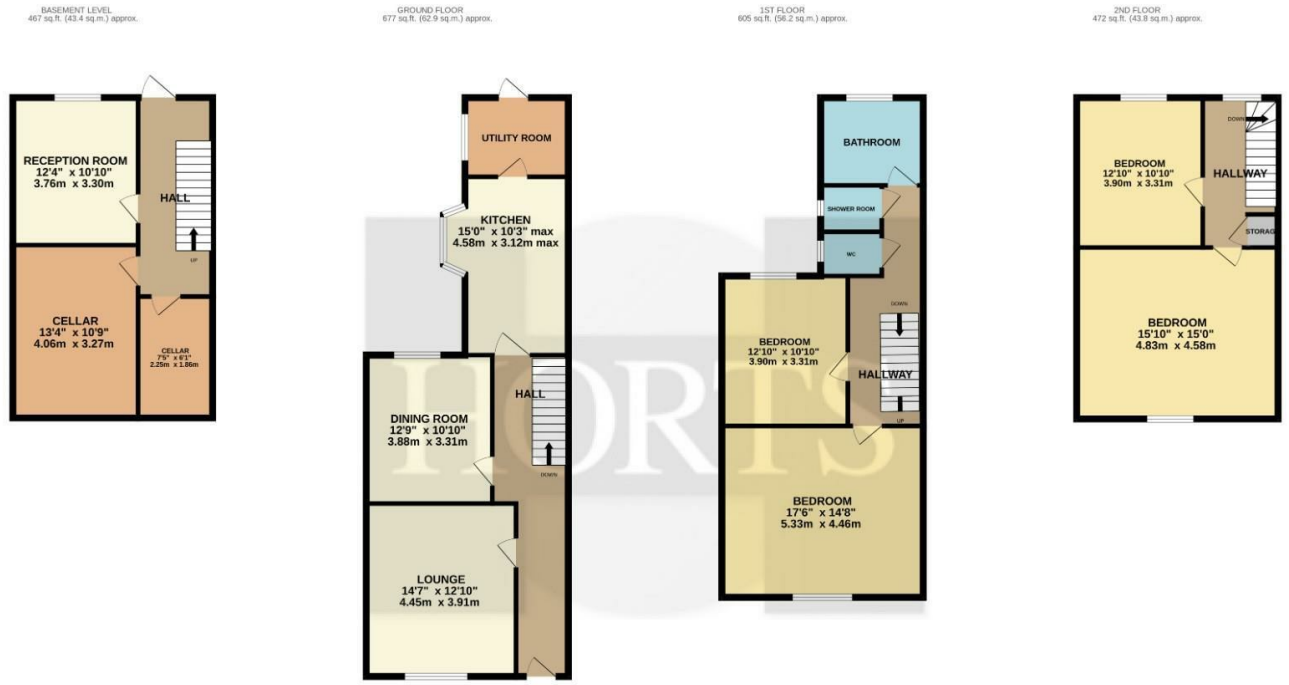

TOTAL FLOOR AREA : 2220 sq.ft. (206.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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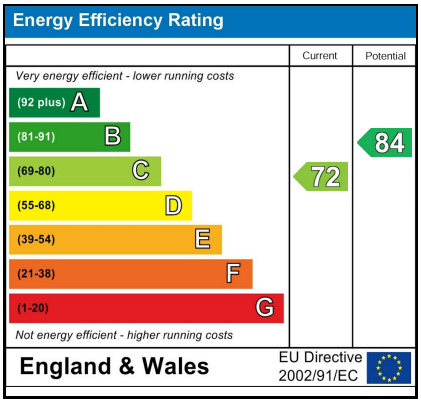

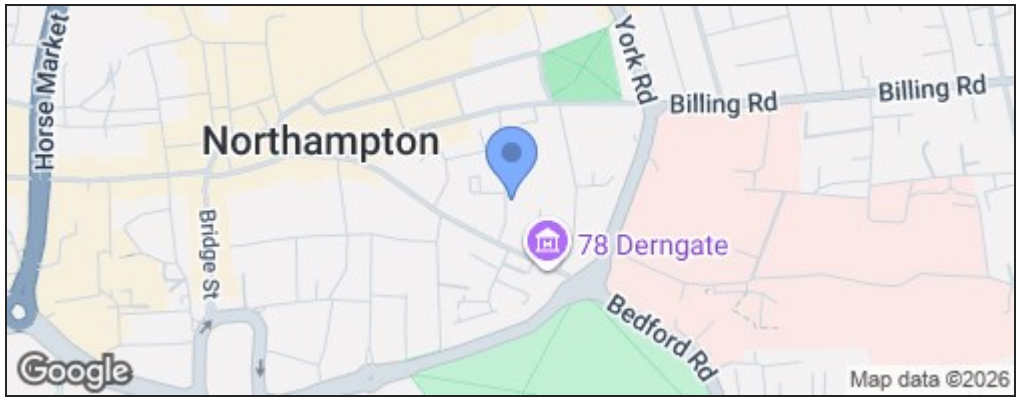

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