

14 Gregory Street, Ilkeston, DE7 8AE

£350,000

- 6 bed 4 Ensuite HMO in Ilkeston
- Newly Refurbished
- Gross Income £44,100.00 PA
- Gross Yield 12.60%
- 2% Plus Vat Buyer's Fee

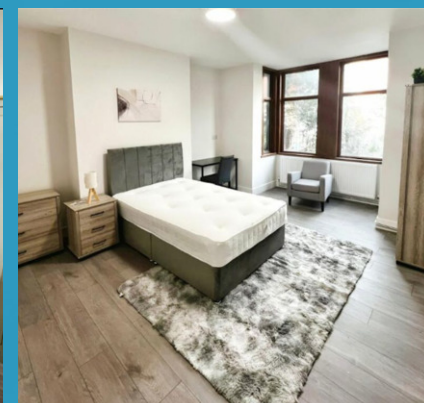
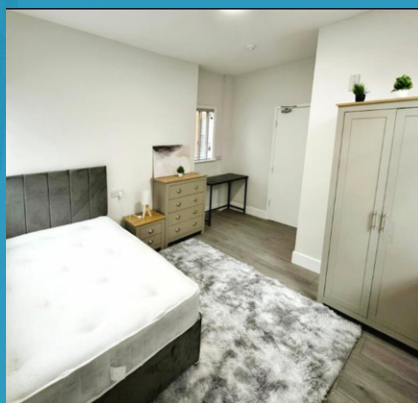
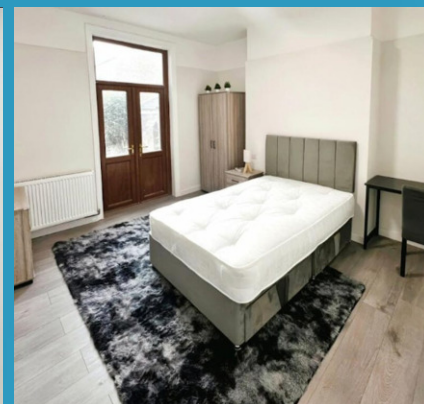
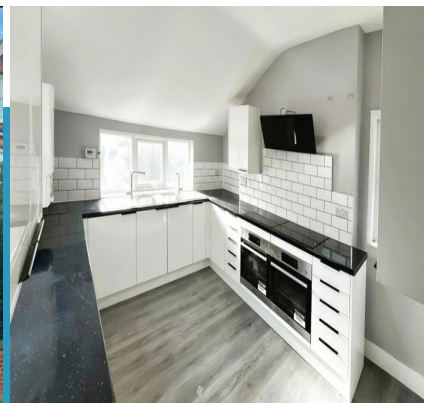
Property Overview

This fully refurbished, six-bedroom professional HMO in Ilkeston represents a great investment opportunity, with a gross yield of 12.60%. The property is set to be imminently fully occupied.

This semi-detached, three-storey freehold property has been renovated to a good standard. The accommodation comprises four double en-suite rooms and two double rooms with access to a shared bathroom. The property includes full double glazing, gas central heating, and high-speed Wi-Fi. The property also features a shared kitchen and dining area.

Additional benefits include front and rear gardens, as well as off-road parking for one vehicle. Built with brick and tile construction, the property offers durability and energy efficiency, reflected in its EPC rating of 57D, with the potential to reach 80C.

Situated in Ilkeston, this property benefits from a good choice local amenities and transport links, making it an attractive location for professionals. The area offers a competitive rental demand and potential for capital growth, underpinned by its proximity to key commuter routes and local attractions.



enquiries@investinhmos.co.uk

 **Investinhmos**
.co.uk

Income

Room 1 - £675 / Room 2 - £650 / Room 3 - £650 /

Room 4 - £650 / Room 5 - £500 / Room 6 - £550

Total; £3,675.00 PCM / £44,100.00 PA

Total Income: £44,100.00 PA

Gross Yield: 12.60%

Expenditure;

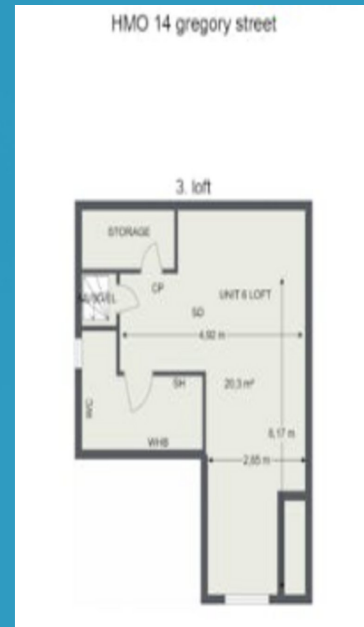
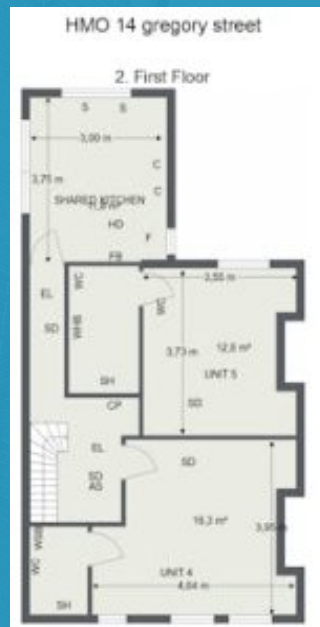
Gas - £250 / Electric - £100 / Water - £54 / Council Tax - £120 /

TV License - £0 / Cleaner - £100 / Broadband - £24 /

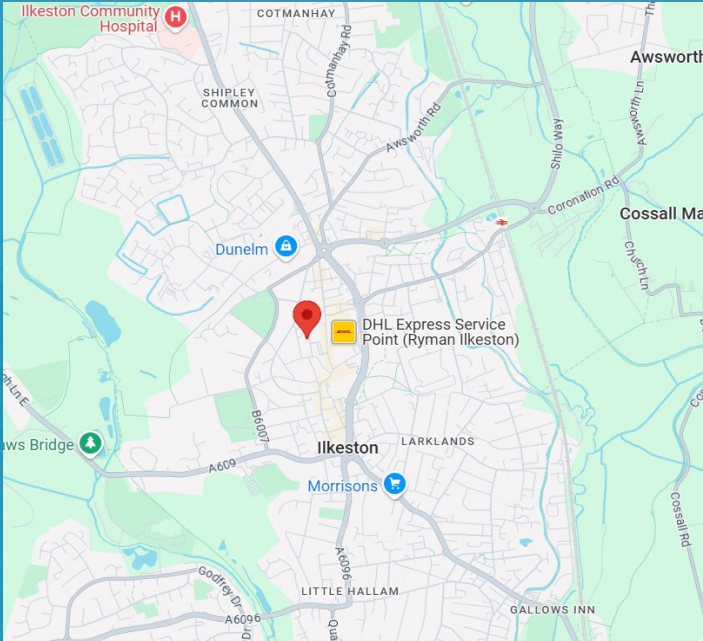
Management - £459 (12%)

Total; £1,107.00 PCM / £13,284.00 PA

Floorplan



Location



EPC

| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 80 |
| (55-68) D | | 57 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |

Buyer's fee

2% + VAT

Contact us

enquiries@investinhmos.co.uk
www.investinhmos.co.uk

Whitby Court, Abbey Road, Shepley,
Huddersfield, HD8 8EL

These property particulars are meant as a guide only and there is no guarantee on their accuracy. Investors should satisfy themselves by way of legal due diligence and inspection of the property.