UNITED UH HOMES







Holme Lane, Hillsborough, S6

Asking Price £150,000

- 3/4 BEDROOM MID-TERRACED PROPERTY
- CURRENTLY OPERATING AS A FULLY COMPLIANT HMO
- TWO TENANTS IN SITU – POTENTIAL TO CONTINUE EXISTING LET
- POPULAR HILLSBOROUGH LOCATION CLOSE TO LOCAL AMENITIES
- ACCOMMODATION ARRANGED OVER THREE FLOORS WITH EN-SUITE
- LOW-MAINTENANCE PAVED REAR GARDEN WITH STORAGE SHED
- FREEHOLD - COUNCIL TAX BAND A £1,670.22

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Holme Lane, Hillsborough, S6

3/4 BEDROOM MID-TERRACED PROPERTY – HMO INVESTMENT OPPORTUNITY

An excellent investment opportunity, currently operating as a House of Multiple Occupation (HMO), with all necessary regulatory requirements in place. The property benefits from two very good tenants in situ, who have been served notice but would be happy to remain, subject to agreement with the new owner, making this an ideal opportunity for a landlord wishing to continue the existing arrangement.

Situated in the popular Hillsborough area, the property is conveniently placed for a wide range of local amenities, shops and transport links.

The accommodation is arranged over three floors and briefly comprises an entrance hallway, communal dining/sitting room, off-shot kitchen extension, lounge (currently utilised as a bedroom), cellar, two further bedrooms to the first floor, communal bathroom and a further attic bedroom with en-suite shower room.

Externally, there is a good-sized paved rear garden with a useful storage shed.

An appealing opportunity for investors looking for an established HMO in a popular and convenient location.

3 2 2 D

Council Tax Band: A





ENTRANCE
Accessed to the rear of the property via a composite entrance door, opening into the kitchen.

KITCHEN
Off-shot kitchen extension comprising a range of white wall, base and drawer units with black worktops and tiled splashbacks. Double-glazed window overlooking the rear garden. Stainless steel sink and drainer with mixer tap, integrated oven and four-ring ceramic hob, under-counter fridge and washing machine. Wall-mounted boiler, central heating radiator, ceiling light point and door leading to the communal dining/sitting room.

COMMUNAL SITTING ROOM
Communal dining/sitting room enjoying good natural light from a large double-glazed window to the rear elevation. The black kitchen worktops continue through, with additional space for a second fridge and fridge freezer. Laminate flooring, central heating radiator, ceiling light point and useful built-in cupboard storage. Doors lead to the lounge/bedroom two and cellar, with stairs rising via a short flight and dog-leg turn to the first floor.

LOUNGE/ BEDROOM 2
Double-glazed window to the front elevation, laminate flooring, central heating radiator, ceiling light point and front entrance door.

STAIRS RISING TO THE FIRST FLOOR

BEDROOM ONE
Double-glazed window to the front elevation, laminate flooring, central heating radiator, ceiling light point, front entrance door and door leading to a walk-in storage area.

BEDROOM THREE
Double-glazed window to the rear elevation, laminate flooring, central heating radiator and ceiling light point.

FAMILY BATHROOM
Family bathroom comprising a panelled bath with wall-mounted shower, wash basin and WC. Obscure double-glazed window to the rear elevation, laminate flooring, central heating radiator and ceiling light point.

LANIDING
Landing area with carpet flooring, spindle balustrade, doors leading to the bedrooms and family bathroom, and an open staircase rising to the attic floor.

ATTIC BEDROOM
Attic bedroom with laminate flooring, central heating radiator, ceiling light point, dormer window to the rear elevation and door leading to the en-suite shower room.

EN SUITE
En-suite shower room comprising a shower enclosure, wash basin and WC. Extractor fan, ceiling light point and vinyl flooring.

REAR GARDEN
Fully paved, low-maintenance rear garden with a useful storage shed. Enclosed by two wall boundaries and one fenced boundary, with an entrance gate providing access to the rear entrance door. No through access to neighbouring properties.

DISCLAIMER
1. PROPERTY MISDESCRIPTION ACT 1967 & 1991: We endeavour to make the details and measurements as accurate as possible. However,

please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.
2. MEASUREMENTS are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.
3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.
4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.
5. MONEY LAUNDERING: We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.









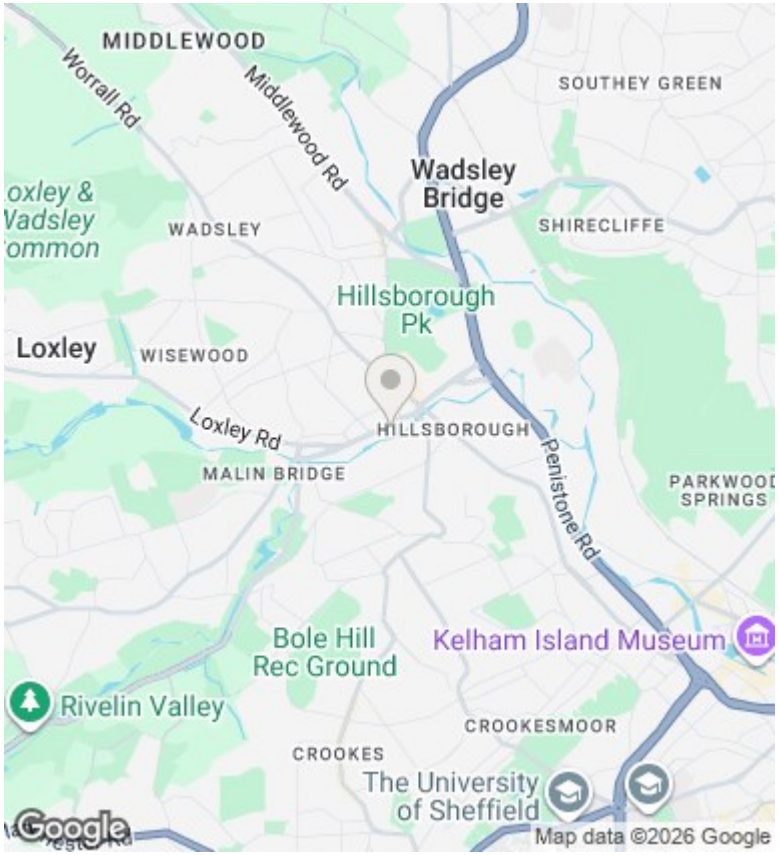












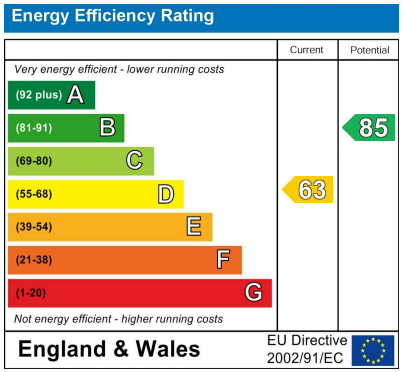
Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

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