



**33 Duke Street, Hucknall, Nottingham,
Nottinghamshire NG15 7HB**

£225,000

Tel: 0115 9680268



- Four Generous Bedrooms
- Communal Living & Kitchen
- Achieving Gross - £24,000 PA
- Excellent Town Centre Location
- Communal Bathroom
- Fully Let HMO Opportunity

Calling all investors! If you are in the market for a well-positioned four-bedroom, HMO property to add to your portfolio then this is one for you. This magnificent investment opportunity offers an excellent yearly rental income with a proven track record of consistent full occupancy due to its ultra-convenient location within easy reach of Nottingham city centre. Returning a gross of £24,240 per annum.

Upon entry on the ground floor, you will find an initial hallway with access into the first bedroom communal lounge area and a communal kitchen to the rear of the property. To the first-floor landing there is a further three generous bedrooms and a communal bathroom with three piece suite.

Externally, there is plenty of closely located on street parking and offers an easy short walk to Hucknall high street, tram and train station and to the rear of the property there is substantial courtyard paved garden offering an external space for the summer months with no upkeep required.

If you are serious investor, looking for an investment providing an instant return on completion, then look no further and call us today to book your early inspection of this property.

ENTRANCE HALL

w: 3.86m x l: 1.35m (w: 12' 8" x l: 4' 5")

With radiator, ceiling light point and stairs to the first floor landing.

COMMUNAL LOUNGE

w: 3.89m x l: 3.28m (w: 12' 9" x l: 10' 9")

A spacious communal lounge with a radiator, ceiling light point, door into the communal kitchen and a double glazed window to the rear elevation.

KITCHEN

w: 3.81m x l: 3.05m (w: 12' 6" x l: 10')

A communal kitchen having a range of wall cupboards, base units and drawers with working surfaces over. Inset stainless steel sink with drainer and mixer tap. Integrated oven with four ring hob and wall mounted extractor hood over. Space for fridge/freezer, plumbing for a washing machine. There is also a radiator, ceiling lighting and a double glazed window to the rear elevation and an access door opening to the rear elevation.

BEDROOM ONE

w: 4.98m x l: 4.17m (w: 16' 4" x l: 13' 8")

The first of four bedrooms with a radiator, ceiling lighting and double glazed windows to the front elevation.

FIRST FLOOR LANDING

w: 4.72m x l: 3.3m (w: 15' 6" x l: 10' 10")

With a ceiling light point and a double glazed window to the front elevation.

BEDROOM TWO

w: 3.58m x l: 2.97m (w: 11' 9" x l: 9' 9")

A second spacious bedroom with a radiator, ceiling light point and a double glazed window to the side elevation.

BEDROOM THREE

w: 3.68m x l: 3.1m (w: 12' 1" x l: 10' 2")

A third bedroom with two double glazed windows to the rear elevation, radiator and a ceiling light point.

BEDROOM FOUR

w: 4.98m x l: 4.17m (w: 16' 4" x l: 13' 8")

A fourth and final bedroom with a radiator, ceiling lighting and double glazed windows to the front elevation.

COMMUNAL BATHROOM

w: 2.49m x l: 1.57m (w: 8' 2" x l: 5' 2")

With three piece suite comprising of a panelled bath with wall mounted internally plumbed shower over, pedestal wash hand basin and a low flush WC. There is also a radiator, ceiling lighting and an extractor fan.

OUTSIDE

Externally, there is plenty of closely located on street parking and offers an easy short walk to Hucknall high street, tram and train station and to the rear of the property there is substantial courtyard paved garden offering an external space for the summer months with no upkeep required.

VIEWING INFORMATION

Viewing of the property is strictly by appointment only. To book a viewing please call our Associate Director, Ben Pycroft on our office number 0115 968 0268.

TENURE

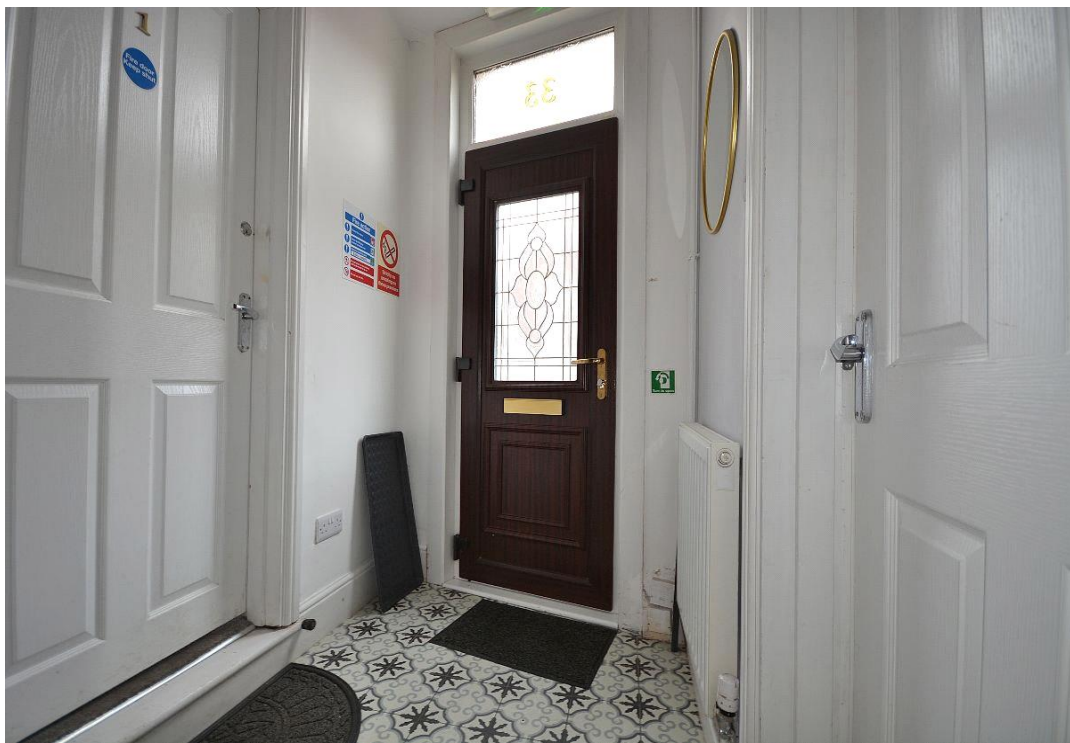
The property is being sold as a freehold. With sitting tenants currently in place. The additional information provided for council tax, service charges and ground rents (where applicable) is only an estimation. Please check with your Sales Advisor for more specific detail.

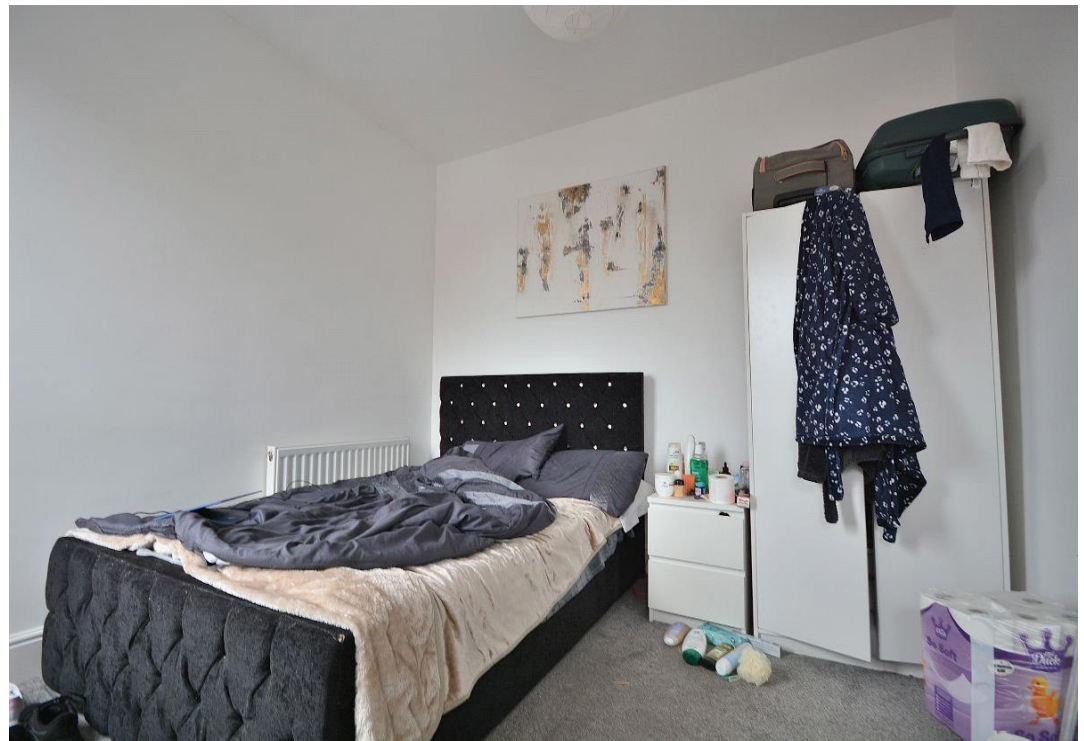
MORTGAGE ADVICE

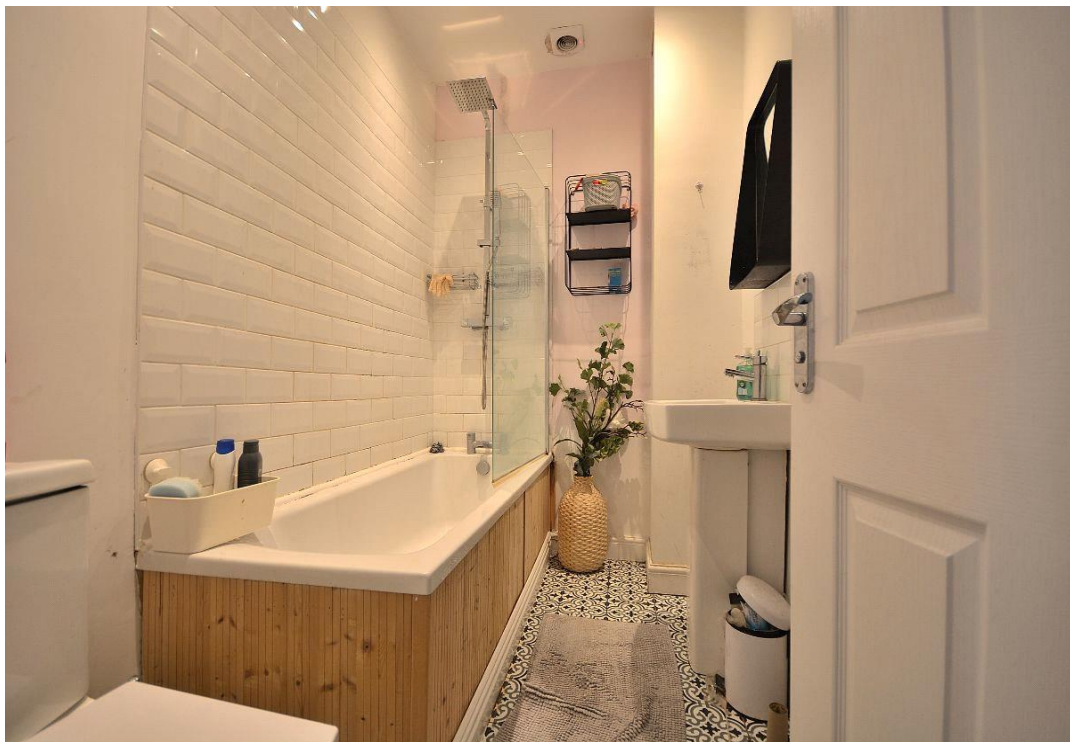
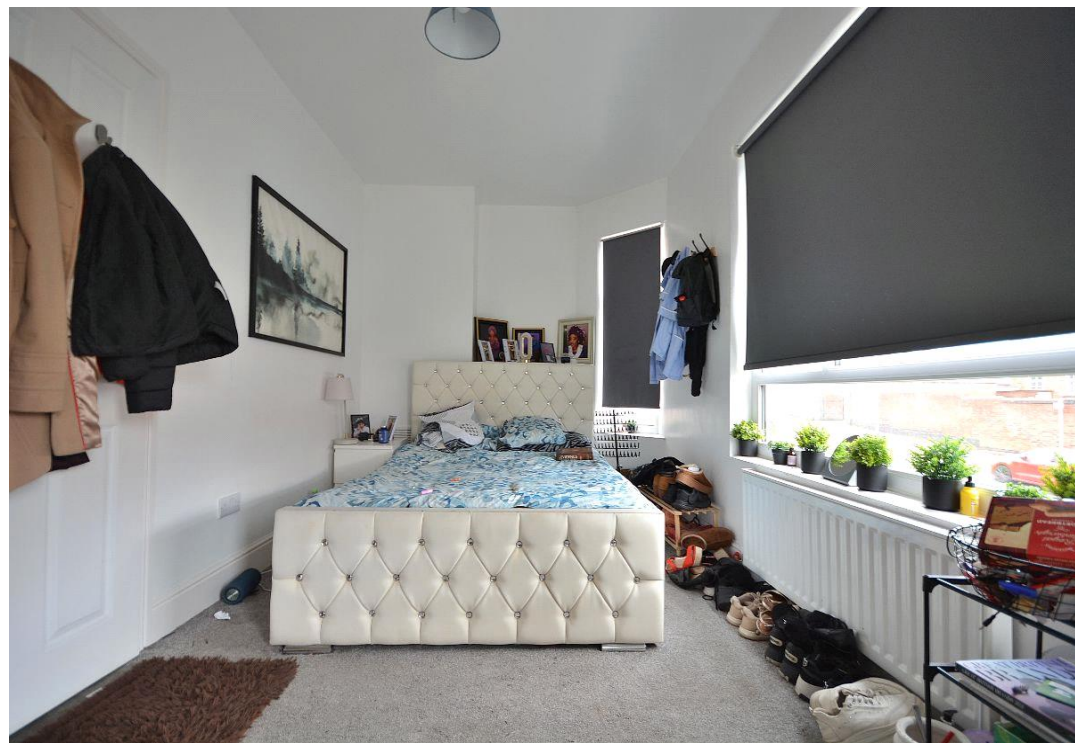
JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advice when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

FIXTURES & FITTINGS

No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding and fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.









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