



St. Anns Road, Rotherham, South Yorkshire

All en-suite Bedrooms | Great Transport Links | Town Centre Location | Great Investment | HMO Property

Asking Price: £220,000 (Offers Over)

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ATTENTION ALL INVESTORS!!! Are you on the lookout for a lucrative addition to your portfolio? Look no further than this exceptional HMO property! Presenting a fantastic chance to become the proud owner of this 6 double bedroom HMO, each room equipped with en-suite facilities and adorned with tasteful, high-spec furnishings. The property boasts a modern shared kitchen situated at the rear, granting access to a pleasant rear yard. Conveniently located just a short walk away from the town centre and College, this prime spot is ideal for both professionals and students alike. The combined rental income from this property amounts to an impressive £2,578 per month & £30,936 per annum . Opportunities like this don't linger long on the market. Rotherham's rental market has been steadily growing, driven by a mix of professionals, families, and students. The presence of educational institutions and local industries can provide a steady stream of potential tenants. With excellent transport links, including motorways (M1 and M18) and railway connections. This accessibility can attract commuters and businesses alike, increasing the demand for rental properties. Don't miss out! Call us now to obtain further information or to schedule your viewing and secure this remarkable investment! (Disclaimer, Photos taken when the property received a full renovation in 2019)





GROUND FLOOR
610 sq.ft. (56.7 sq.m.) approx.

1ST FLOOR
610 sq.ft. (56.9 sq.m.) approx.

2ND FLOOR
380 sq.ft. (35.3 sq.m.) approx.

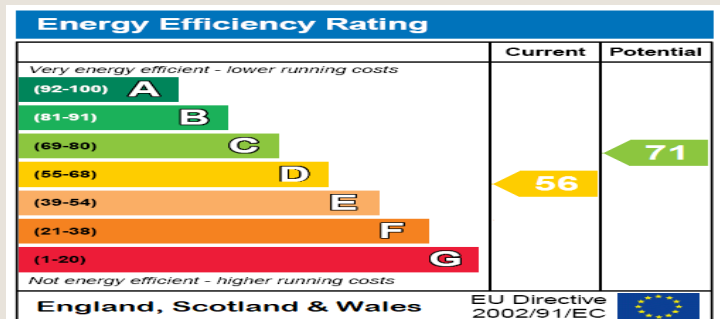


TOTAL FLOOR AREA : 1600 sq.ft. (148.6 sq.m.) approx.

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.
Made with METROPLAN 00002

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Do you have a property
to sell or let?

If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of estate agents.

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