

Guide Price £350,000

Houlditch Road, Knighton, Leicester, LE2 3FE

- Extended Semi-Detached
- Three Storey Property
- Modern Kitchen / Diner
- Two Bathrooms & Sep W/C
- Part DG, GCH & EPC D
- Student Five Share
- HMO Licensed 2019 / 20
- Generating £23,670.83 net
- Off Road Parking
- Viewing Recommended



Guide Price £350,000-£375,000

BARKERS ARE PLEASED TO OFFER A WELL APPOINTED EXTENDED STUDENT FIVE SHARE HMO 2019/20 ACCOMMODATION SITUATED CLOSE TO THE UNIVERSITY OF LEICESTER This extended semi detached property is superbly situated within a short walk of Leicester University, the city centre, Leicester Railway Station & the fashionable Queens Road shopping parade with its array of specialist bars, bistros & boutiques. This fully furnished FIVE SHARE STUDENT ACCOMMODATION is well presented throughout and offers a rental return of £28,654.17 gross, £23,670.83 net. Briefly comprising of entrance hall, two ground floor bedrooms, modern well equipped fitted kitchen / diner, ground floor w/c, stairs to two letting double bedrooms, study & communal bathroom. With extended loft/bedroom & en-suite shower. Enclosed rear garden. Benefiting from GCH, PART DG & EPC D. VIEWING IS HIGHLY RECOMMENDED

ENTRANCE HALL

High gloss tiled flooring, ceiling spotlights, smoke alarm, radiator, storage cupboard housing 'heatline' boiler and meters:



GROUND FLOOR BEDROOM TWO

13'1" x 11'10" (4.00 x 3.63)

High gloss tiled flooring, feature gas fire, wall lights, ceiling spotlights, door leading to kitchen/diner:



GROUND FLOOR BEDROOM ONE

12'9" x 11'10" (3.91 x 3.63)

High gloss tiled flooring, radiator, wall lights, double glazed window to front aspect:



KITCHEN / DINER

19'1" x 8'3" (5.83 x 2.54)

Comprising a matching range of dark wooden style base, wall & drawer units with matching work surfaces over inset with white ceramic one & half sink unit & drainer, tiled splashbacks. Having integrated single electric oven, four ring gas hob, with extractor chimney over, integrated fridge/freezer, dishwasher, upright fridge/freezer, washing machine, high gloss tiled flooring, radiator, double glazed windows to rear aspect, two 'velux' windows and door to side & rear:



ASPECT TWO



FIRST FLOOR BEDROOM THREE

11'3" x 10'0" (3.45 x 3.05)

Laminate flooring, radiator & double glazed window to front elevation:



ASPECT THREE

GROUND FLOOR WC / STORAGE

Understairs w/c and wash hand basin. Lean to providing access to front & rear of the property:

FIRST FLOOR LANDING

Window to side elevation & smoke alarm:



FIRST FLOOR BEDROOM FOUR

12'5" x 11'11" (3.80 x 3.65)

Laminate flooring, radiator, airing cupboard, secondary glazed window to rear elevation:



STUDY
8'1" x 8'10" (2.48 x 2.70)

Double glazed window to front elevation & radiator



SECOND FLOOR BEDROOM FIVE
13'1" x 14'6" (3.99 x 4.43)

Laminate flooring, velux window, radiator, smoke alarm & emergency light:



COMMUNAL BATHROOM
7'6" x 6'9" (2.29 x 2.08)

Fitted with a stylish three piece suite comprising, tile panelled bath with shower over, wash hand basin, low level wc fitted, tile effect flooring, heated towel rail & double glazed opaque windows:

SECOND FLOOR LANDING

Double glazed window to side elevation:



EN-SUITE SHOWER
6'7" x 5'1" (2.01 x 1.55)

Fitted with a stylish three piece suite comprising, walk-in shower cubicle fitted with electric shower, pedestal sink & low level wc, heated towel rail, double glazed window to rear aspect:

OUTSIDE

The property boasts a low maintenance rear garden with useful shed for storage. To the front of the property there is off road parking provided:

FREE VALUATION

Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394

GENERAL REMARKS

We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents have a policy of seeking to obtain any copy guarantees / invoices relating to works that may have been carried out by a previous or existing owner. Please ask one of our staff members to check files for any relevant documentation that have come to our attention. Photographs are reproduced for general information and it must not be inferred that any items shown are included in the sale with the property.

MONEY LAUNDERING

Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase of the sale of a property.

MORTGAGES

Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5.30pm,

Saturday 9am - 4pm



2ND FLOOR

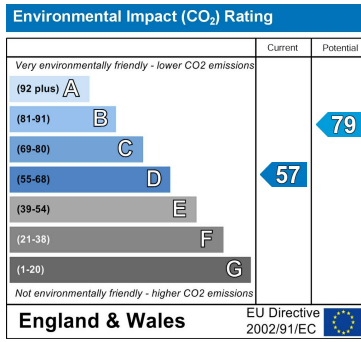
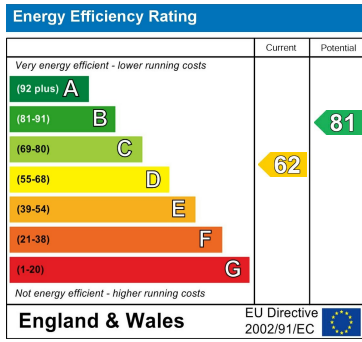


1ST FLOOR



GROUND FLOOR

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
Made with Metropix ©2019



Barkers

Est.1985

THINKING OF SELLING?

WE OFFER THE FOLLOWING:



- No sale – no fee
- Accompanied viewing service
- Full colour brochures
- Eye catching 'For Sale' board
- Internet advertising
- Newspaper advertising
- Viewing feedback within 24 hours of viewing taking place
- Regular contact from our office with updates
- Property internet reports
- Friendly and efficient customer service
- Prime high street branches
- Dedicated sales progression through to completion
- Floor plan service

