



### 3 bed terraced house to buy in

Harold Street, Grimsby, Lincoln,  
Lincolnshire, DN32 7NQ

**£35,000** Starting Bid

 x3  x1  x2

Tenure

**Freehold**

On Street parking

### Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Three Bedrooms
- ✓ Terraced House
- ✓ Sold subject to existing tenancy
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

Calling all landlords and investors.

This traditional three-bedroom mid-terrace property is being sold by auction and is offered subject to an existing tenancy currently producing £360 per calendar month, equivalent to £4,320 per annum and a gross yield of 10.8% based on the guide starting bid.

The property would benefit from a programme of improvement and modernisation, offering scope to enhance both its condition and rental return over time. Rents for modernised properties in this area are typically in the region of £600 per calendar month, which would equate to £7,200 per annum and a potential reversionary gross yield of 18% based on the starting bid price.

The existing rent has not been increased for some time, and there may be potential for an uplift in the current rental income, although works would likely be required to achieve the maximum market rent.

The accommodation comprises an entrance hall, living room, sitting room, kitchen, rear lobby and bathroom to the ground floor. To the first floor, there is a landing and three bedrooms. Externally, the property has a rear garden.

An excellent opportunity for landlords seeking an income-producing investment with scope for improvement and future rental growth.

Ground Floor

Entrance Hall

With uPVC double glazed entrance door. Stairs to first floor accommodation.

Living Room

3.36m x 2.88m

With laminate flooring. Radiator and uPVC double glazed window unit.

#### Sitting Room

4.27m x 2.97m

With coving, laminate flooring and radiator.

#### Kitchen

3.37m x 2.32m

With tiled floor and fitted with a range of wall and base units incorporating a sink unit with drainer and mixer tap, having electric point for cooker. Plumbing for washing machine. Gas central heating boiler. uPVC double glazed window unit.

#### Rear Entrance Lobby

With tiled floor and uPVC double glazed entrance door.

#### Bathroom

Fitted with a white three piece suite comprising panelled bath, pedestal basin and low-flush w.c. Radiator and uPVC double glazed window unit.

#### First Floor

##### Landing

##### Bedroom 1

3.8m into chimney recess x 3.36m - With radiator and uPVC double glazed window unit.

##### Bedroom 2

4.29m x 2.2m

With radiator and uPVC double glazed window unit.

##### Bedroom 3

3.27m x 2.32m

With radiator and uPVC double glazed window unit.

#### Gardens

The property has gardens to the front and rear.

#### NOTE

The property is currently let at £360 per calendar month. The property is not managed by Jackson, Green and Preston Estate Agents.

### Selective Licensing

This property has been identified as being within a Selective Licensing area. Whilst every endeavour has been made to ensure this information is correct, landlords are advised to contact North East Lincolnshire Council to confirm the position and to ensure compliance with any applicable regulations.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £35,000

Property Type: Terraced House

Parking: On Street

Construction materials: Brick and block

Roofing type: Clay tiles

Known property issues: Damp

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: Yes

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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**TBC<http://www.norfolkpropertyauctions.com>**

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