



## HMO in FY7

London Street, Fleetwood, Lancashire, FY7  
6EU

**£120,000** Starting Bid

On Street parking

## Property features

- ✓ Basement
- ✓ Substantial Terrace Property  
Currently Set as HMO
- ✓ Communal Entrance Vestibule  
leading to Hallway
- ✓ 1 Bed Self Contained GF Flat
- ✓ EPC Rating D

## Key Information



EPC Rating: D

## Description

**\*\* SPACIOUS TERRACE PROPERTY SET UP AS HMO WITH 7 UNITS - SOLD WITH ONE UNIT OCCUPIED\*\***

For sale via secure sale online bidding - terms and conditions apply.

The property is situated on the Tree Lined London Street which onlooks The Mount, Fleetwood and is just off Lord Street being very conveniently placed for Local Shops as well as Schools, Public Transport and other Local Amenities!

The accommodation features 7 Units including a Ground Floor Self Contained Flat with Access to Rear Yard. The property briefly comprises of a Communal Entrance Vestibule, Hallway with access to Basement and stairs leading to First Floor, 6 Bedrooms, 6 Reception Rooms with 4 of which featuring a Kitchen Area, 2 Separate Kitchens, 3 Piece Bathroom Suite, 2 Piece Modern Communal Shower Room and 2 Separate Communal WCs.

The property also benefits from uPVC Double Glazing throughout and Electric Heating.

Please note we have not inspected this property.

Price: Starting Bid £120,000

Property Type: HMO

Business Type: Residential Investments

Parking: On Street

## Location

The property is situated on the Tree Lined London Street which onlooks The Mount, Fleetwood and is just off Lord Street being very conveniently placed for Local Shops as well as Schools, Public Transport and other Local Amenities

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## Accommodation

The accommodation features 7 Units including a Ground Floor Self Contained Flat with Access to Rear Yard. The property briefly comprises of a Communal Entrance Vestibule, Hallway with access to Basement and stairs leading to First Floor, 6 Bedrooms, 6 Reception Rooms with 4 of which featuring a Kitchen Area, 2 Separate Kitchens, 3 Piece Bathroom Suite, 2 Piece Modern Communal Shower Room and 2 Separate Communal WCs. The property also benefits from uPVC Double Glazing throughout and Electric Heating.

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## Council tax

Band C

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## EPC


Available upon request ( Rating E )

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## Additional information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing subject property, this is to be done strictly by appointment.



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>			
(55-68) <b>D</b>		64	70
(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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Contact your local branch today for more information on this property:

**126A Trinity Street, Huddersfield, West Yorkshire, HD1 4DT, Tel: 01484 506211,  
admin@yellowbrickroadestateagents.co.uk, www.ybrea.co.uk**

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