



## HMO in DE1

Uttoxeter Old Road, Derby, Derbyshire,  
DE1 1NF

**£175,000** Starting Bid

Tenure

**Freehold**

## Property features

- ✓ · Fully occupied licensed HMO
- ✓ · Close to the City Centre and Royal Derby Hospital
- ✓ · Currently generating £2060PCM
- ✓ · Five Bedrooms
- ✓ · Council tax band A

## Description

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

This substantial five-bedroom terraced house with ample size basement presents an exceptional opportunity for investors. Currently operating as a fully occupied, licensed Student House in Multiple Occupation (HMO), the property is generating an income of £2,060 per calendar month. It is offered on a freehold basis and holds council tax band A classification, providing a cost-effective proposition for landlords seeking reliable returns. The accommodation comprises five well-proportioned bedrooms (comprising 4 upstairs bedrooms and one downstairs front room), 2 shared bathrooms, and a communal reception room, offering functional space suited to tenant requirements. This property serves as an established investment with a proven track record of full occupancy, making it a prominent addition to any portfolio that could be used as either a student or professional property.

Situated close to the city centre of Derby and within easy access of the Royal Derby Hospital, the location is ideal for tenants seeking proximity to key amenities and transport links. The area offers a broad range of local services, employment opportunities, and access to higher education institutions, enhancing its appeal for both professionals and students. The property's strategic position supports sustained rental demand, ensuring ongoing attractiveness to future tenants.

Externally there is a small garden to the front and a garden to the rear.

EPC rating: D. Tenure: Freehold, Mobile signal information: EE

Please note we have not inspected this property.

Price: Starting Bid £175,000

Property Type: HMO

Business Type: Residential Investments

Parking: None

## Location

Situated close to the city centre of Derby and within easy access of the Royal Derby Hospital, the location is ideal for tenants seeking proximity to key amenities and transport links. The area offers a broad range of local services, employment opportunities, and access to higher education institutions, enhancing its appeal for both professionals and students. The property's strategic position supports sustained rental demand, ensuring ongoing attractiveness to future tenants.

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## Accommodation

The accommodation comprises five well-proportioned bedrooms, 2 shared bathroom's , and a communal reception room, offering functional space suited to tenant requirements. This property serves as an established investment with a proven track record of full occupancy, making it a prominent addition to any portfolio that could be used as either a student or professional property.

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## Council Tax

Band A.

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## Tenure

Freehold, title number DY89173

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## EPC

Rating D, full report available on request.

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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.



Uttoxeter Old Road, Derby, Derbyshire, DE1 1NF

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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