

9 Hyde Park Road,
Harrogate, HG1 5NR



INVESTMENT

£425,000

Description

An opportunity to acquire a Victorian mid terrace property containing a 2 bedroom self-contained flat, 5 bedsits, a communal kitchen and bathroom and separate WC.

The properties are fully let and income producing, therefore making this an ideal investment opportunity.

Hyde Park Road is located in a most convenient and fashionable residential position, just a few minutes' walk from Harrogate town centre and associated amenities. An internal viewing is essential to appreciate each individual property.

Tenancy Information

Flat A - £650 per calendar month

Room 1 - £475 per calendar month

Room A - £475 per calendar month

Room 2 - £550 per calendar month

Room 3 - £595 per calendar month

Room 4 - £475 per calendar month

Total Income: £38,640 Per Annum

Services

All mains services are connected to the property.

Council Tax

Band A.

Directions

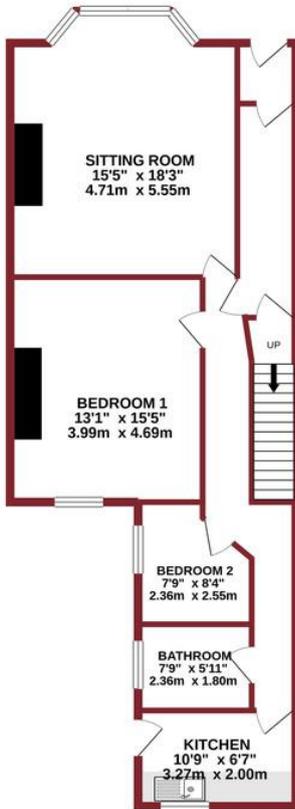
From Station Parade proceed left over Station Bridge to the roundabout facing the Odeon Cinema, turn left onto East Parade and proceed to the roundabout, turn right staying on Bower Road and Hyde Park Road is the next right turning where the property can be found on the left hand side.

Details Produced

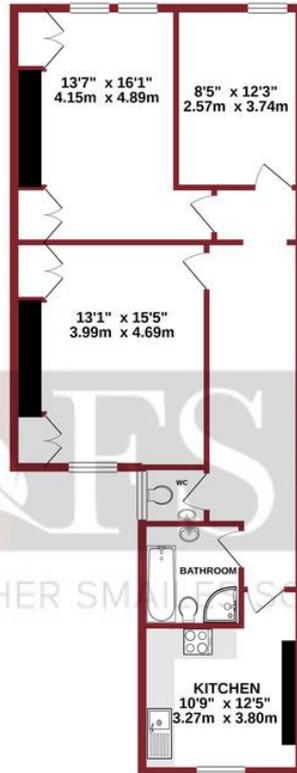
12th October 2020.



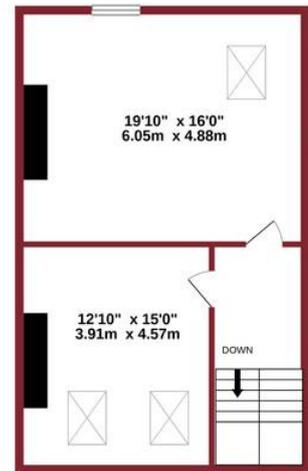
GROUND FLOOR
830 sq.ft. (77.1 sq.m.) approx.



1ST FLOOR
802 sq.ft. (74.6 sq.m.) approx.



2ND FLOOR
590 sq.ft. (54.8 sq.m.) approx.

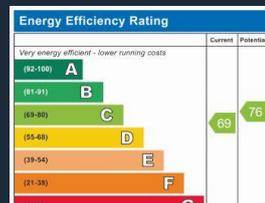


TOTAL FLOOR AREA : 2222 sq.ft. (206.4 sq.m.) approx.

Made with Metropix ©2020

FSS trust potential buyers and sellers have obtained financial advice, or have funds in place, prior to entering into a property transaction. FSS, as agents acting on behalf of clients, will seek proof of funding to safeguard our clients interest. Should you require mortgage advice, we have a long standing relationship with an independent mortgage advisor who can provide information for you. Please ask a member of staff for more details. Over the course of the last financial year 2018-2019 referrals to this independent mortgage broker have, on average, earned us a fee of £339.96 per case.

IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer of contract, nor part of one. You should not rely on statements by Feather Smiles Scales LLP in the particulars or by word of mouth or in writing ("Information") as being factually accurate about the property, its condition or its value. Neither Feather Smiles Scales or any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). **2. Photos etc:** The measurements and distances given are approximate only and maps, plans and areas displayed are for illustration purposes only. Photographs show only certain parts of the property as they appeared at the time they were taken. **3. Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. **4. VAT:** The VAT position in relation to the property may change without notice. Viewing by appointment only. Feather Smiles & Scales is a limited liability partnership registered in England with registered number OC308783. Our registered office is 8 Raglan Street, Harrogate, North Yorkshire, HG1 1LE, where you may look at a list of members names.



01423 501211
www.fssproperty.co.uk
sales@fssproperty.co.uk
8 Raglan Street, Harrogate,
North Yorkshire, HG1 1LE