



- **Nine bedroomed HMO investment property currently producing a rental income of £23,400 per annum. Potential income when fully let is £39,780 per annum.**

Description A substantial four storey Grade II Listed end town house providing a nine bedroomed HMO Investment property currently producing a rental income of £23,400 per annum. There is potential to increase the rent when fully let to 9 students at £85.00 p/w producing a rental income of approximately £39,780 per annum. The property is currently let to 6 students by way of a 12 month Assured Shorthold Tenancy from 1st September 2016. The property benefits from central heating, two kitchens and two bathrooms. The property is fully HMO compliant.

Situated Fronting Edge Lane in a Conservation Area within walking distance of the Liverpool Universities, Royal Liverpool University Hospital and Liverpool City Centre.

Ground Floor Main Entrance Hallway, Communal Lounge, Dining Room, Kitchen, Shower Room/WC.

First Floor Four Letting Rooms.

Second Floor Two Letting Rooms, Kitchen, Bathroom/WC.

Third Floor Three Letting Rooms.

Outside Yard to the rear.



Not to scale. For identification purposes only