

# 3 Bed Terrace House

(Can be converted to make 4 decent sized bedsits)



£64k

Helmsdale Road, Nelson, Lancashire BB9 8BA

## **Rental:**

Property purchase £64,000

Rental income £70 x4 = £280/wk = £14,560/pa

Gross rental yield of 22.75%

Allow monthly expenditure of £400/month to cover all bills & management fee, net rental yield would then be £9,760/pa = 15.25%

## Cash breakdown:

£14k      deposit      (£6k cash back) on completion

£6k      refurbishment

£2.5k      sourcing fees

£1.8k      legals & broking

Total investment = £64,000 - cash required £18.3k



## **WORK SCHEDULE:**

1/ Full wiring check and bring up to current NIC/EIC regulations to include the installation of a new consumer unit with trip out switches. Provide electrical certificate.

2/ Full Damp Proof Check and complete all recommendations. Provide report and/or guarantee.

3/ Full roof check, including gutters, downspouts, ridge tiles, chimney stack, lead valleys to ensure water tightness. Complete all recommendations and provide report.

4/ Full gas combi central heating check and provide landlords gas cert.

5/ Supply and fit smoke detectors in all bedrooms and kitchen.

6/ Erect new fire resistant studded wall to make 2nd bedsit in rear living room.

7/ Supply and fit 6 x internal fire resistant doors including furniture plus 4 x Yale locks.

8/ Supply and fit oven/hob, fridge/freezer and washing machine.

9/ Take down studded wall between 2 small beds and make good to provide 1 large bedroom.

10/ Decorate as applicable.

11/ Carpet as applicable (especially the back bedroom where it currently is 2 small beds).

12/ Remove all debris.

## Comparable Properties Currently for Sale (13.7.11)

### [3 bedroom terraced house for sale Walton Lane, Nelson, BB9](#)



Awaiting description & photos £89,950

### [3 bedroom terraced house for sale Burnley Road, Colne, BB8](#)



Offers in region of £92,500

Situated in the highly popular 'Boundary' area of the town, the property provides deceptively spacious three bed roomed accommodation (inc attic room) together with a substantial family reception room, formal dining room and a modern fully fitted separate kitchen.

### [3 bedroom terraced house for sale Bedford Street, Barrowford, BB9](#)



£89,950

The dwelling is located in a quiet and much sought after area in the village of Barrowford this THREE bedroomed mid terraced property briefly comprises of TWO reception Rooms, Extended Kitchen, THREE bedrooms and a house bathroom, close proximity to amenities and motorway networks.

### [3 bedroom terraced house for sale Burnley Road, Colne](#)



£85,000

A most substantial THREE BED BAY FRONTED MID GARDEN TERRACED PROPERTY which is positioned in this very popular row. A feature worthy of special mention is the very pleasant open views to both the front and rear. TWO RECEPTION ROOMS & SEPARATE KITCHEN.

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