



## 42 Brookland Street

### Lisburn Road Belfast BT9 7FZ

Asking price £159,000

A well-presented three-bedroom mid-terrace HMO property which has recently been repainted throughout with new carpets fitted.

Ideally located just off the popular Lisburn Road in South Belfast. There is a wide range of social and recreational amenities including shops, bars and restaurants and within walking distance to Queens University, Belfast City and Royal Victoria hospitals.

Internally the property briefly comprises; One reception room, a fitted kitchen with a range of high and low-level units, three double bedrooms and a shower room. The property also benefits from uPVC double glazing, LED lighting throughout, gas-fired central heating, a new Ideal gas boiler with 10 year guarantee and a new DPC installed with 20 year guarantee.

Excellent Investment Opportunity with a Potential Rental Income of £12,600 per Annum. The property is currently HMO registered and comes with a CLUD.

\*Please note any proposed new purchaser should apply for a new licence. Further information can be found using the following link - <https://www.belfastcity.gov.uk/community/houses-in-multiple-occupation/change-of-ownership-for-a-licensed-hmo>

### Viewing

Please contact our Belfast Office on 02890388383 if you wish to arrange a viewing appointment for this property or require further information.

- Mid Terrace Property Located off the Popular Lisburn Road
- One Reception Room - Spacious Kitchen with a Range of High and Low Level Units
- Three Double Bedrooms & a Separate Shower Room
- Price to Include All Contents
- uPVC Double Glazed & LED Lighting Throughout
- Gas Fired Central Heating With New 10 Year Guarantee Boiler
- HMO License until 16/04/2024 With Certificate of Lawfulness Available
- New DPC With 20 Year Warranty
- Excellent Investment Opportunity with Potential Rental Income of £12,600 per Annum
- Recently Repainted and New Carpets Fitted






## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	48	66
<b>Northern Ireland</b>	EU Directive 2002/91/EC 	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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