



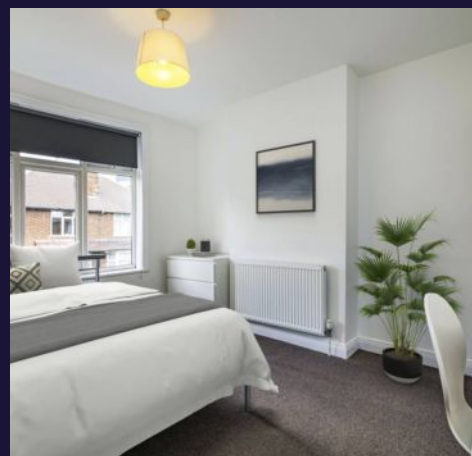
Highfield Road, Nottingham
£375,000

 **Comfort**
Estates



A fantastic opportunity to acquire this fully licensed five-bedroom HMO, currently producing an annual rental income of £37,638.60 and offering a gross yield of approximately 10%. The property is fully let for the 2025/26 academic year, providing immediate and secure rental income. Located in Dunkirk, it is a desirable location for investment with being close to the Queen's Medical Centre and University of Nottingham.

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Fully licensed five-bed HMO in Dunkirk, generating £37,638.60 p.a (approx. 10% yield). FULLY LET for 2025/26, a great investment offering SECURE INCOME close to the University of Nottingham.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Let for 25/26
- Fully Licensed 5 Bedroom HMO
- Walking Distance to University of Nottingham and Queens Medical Centre
- 10% Gross Yield
- Modern Property
- Fantastic Transport Links to the City Centre
- South-East Facing Garden
- Gross Rental Income of £37,638.60 per annum



Overview

A contemporary, fully licensed five-bedroom HMO, currently producing an annual rental income of £37,750 and offering a gross yield of approximately 10%. Located in the sought-after area of Dunkirk, the property enjoys a prime position close to the University of Nottingham and Queen's Medical Centre, making it an ideal long-term investment. The accommodation is arranged over two floors and includes five double bedrooms, communal living kitchen, and two modern shower rooms. Externally, the property benefits from a south-east facing garden. The property is fully let for the 2025/26 academic year, providing immediate and secure rental income. Offered for sale with no upward chain.

Entrance

A welcoming entrance with wood effect flooring, stairs to the first floor and doors to ground floor accommodation.

Open Plan Living Kitchen

25' 3" x 21' 0" (7.70m x 6.40m)

The contemporary kitchen area has plenty of light flooding through the Velux skylight and double glazed window and door, and is fitted with a range of white high gloss base and wall mounted units with inset stainless steel sink and drainer. There is an integrated electric oven with four ring gas hob and extractor fan over. There is tiling to splashback and preparation areas and tiled flooring. The living area is a great communal space with a breakfast bar, wood effect flooring and TV point.

Bedroom 1

11' 6" x 10' 2" (3.50m x 3.10m)

A spacious double bedroom with a radiator and walk-in bay window to the front elevation.



Bedroom 2

18' 8" x 7' 3" (5.70m x 2.20m)

A good-sized double bedroom with a radiator and window to the rear elevation.

Shower Room

9' 10" x 3' 11" (3.00m x 1.20m)

A three piece suite comprising low level WC, pedestal wash basin and shower cubicle. Radiator, tiling to floor and wet areas and double glazed obscure glass window to the side elevation.

FIRST FLOOR

Bedroom 3

12' 10" x 11' 6" (3.90m x 3.50m)

Another good-sized double bedroom with a radiator and window to the front elevation.

Bedroom 4

11' 6" x 10' 10" (3.50m x 3.30m)

A double bedroom with a radiator and window to the rear elevation.

Bedroom 5

9' 6" x 9' 6" (2.90m x 2.90m)

A double bedroom with a radiator and window to the front elevation.

Shower Room

7' 7" x 6' 11" (2.30m x 2.10m)

A three piece suite comprising low level WC, pedestal wash basin and shower cubicle. Built-in storage cupboard, radiator, tiling to wet areas and double glazed obscure glass window to the rear elevation.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC 		



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Comfort Estates, 47 Derby Road - NG1 5AW

0115 9338997 • info@comfortestates.co.uk • www.comfortestates.co.uk