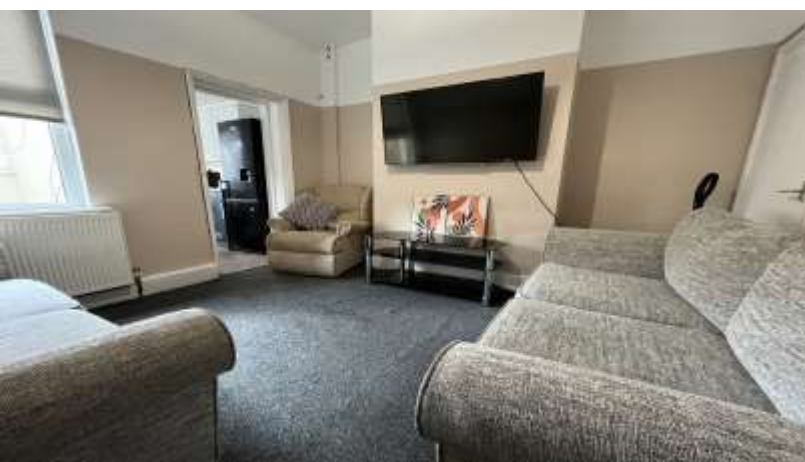




- HMO Investment Property
- Four Bedrooms
- Rental Income Of £22,185
- Gross Yield Of 11.99%
- No Onward Chain

- City Centre Location
- Tenancy 14/8/26 - 16/8/27
- Flexi Use C3 & C4 Confirmation
- Immediate 'exchange of contracts' available
- Being sold via 'Secure Sale'

Ripon Street, Lincoln, LN5 7NH
 Guide Price Starting Bid - £140,000
 Draft Particulars - Awaiting Vendors Approval



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& BROWN**
 YOUR LOCAL PROPERTY PEOPLE



Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £140,000. HMO Investment Property Returning 11.99% Gross Yield - Situated in the Sincil Bank area of Lincoln city centre is this period terraced property offering 4 bedrooms over two floors. The next tenancy will begin in August 2026 and end in August 2027, returning an annual income of £22,185.

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

HMO Investment Property Returning 11.99% Gross Yield - Situated in the Sincil Bank area of Lincoln city centre is this period terraced property offering 4 bedrooms over two floors. The next tenancy will begin in August 2026 and end in August 2027, returning an annual income of £22,185. The home is well presented throughout, and includes a colourful kitchen and communal living space to the ground floor. The ground floor is completed by a downstairs WC, shower room and one bedroom. The first floor has 3 generously sized bedrooms, while the exterior features a low-maintenance traditional courtyard. The Sincil Bank area is a short walk to Lincoln's main High Street which provides access to all the major retail and leisure amenities as well as having quick access to Lincoln's major historical landmarks. The home has flexible use, confirmed by the council's current C3 & C4 designations. Being sold with Tenants in Situ, there is a significant tenancy cancellation fee should a purchaser wish to purchase the property without tenants. Council tax band: A. Freehold.



GROUND FLOOR
482 sq.ft. (42.9 sq.m.) approx.

1ST FLOOR
373 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA: 833 sq.ft. (77.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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