



Pygott
& Crone

24 Dudley Street
Grimsby, Lincolnshire, DN31 2AB

£360,000

9 Bedroom Semi-Detached House

- Freehold
- Converted Office space
- Semi-detached property
- 9 Bed HMO
- Fully Licensed
- Fantastic Return
- Generates approx. £48,800
- Close to Town Centre
- Viewing Recommended
- EPC Rating - C, Council Tax Band C

[Click here to access the Energy Performance Certificate for 24 Dudley Street, Grimsby, Lincolnshire, DN31 2AB](#)



Overview

Pygott and Crone offer to the market this fantastic investment opportunity located within close proximity to Grimsby Town Centre.

We understand that the property was redeveloped in 2016 from an ex-accountancy premises into nine residential rooms, with communal areas and 7 bathrooms. There is also Parking on site for several cars.

We are advised by the sellers that the property has had minimal room vacancies over the last 6 years and currently generates a gross income of circa £46,000 per annum.

Early viewings of this rare investment opportunity are highly recommended in order to appreciate this fantastic investment.

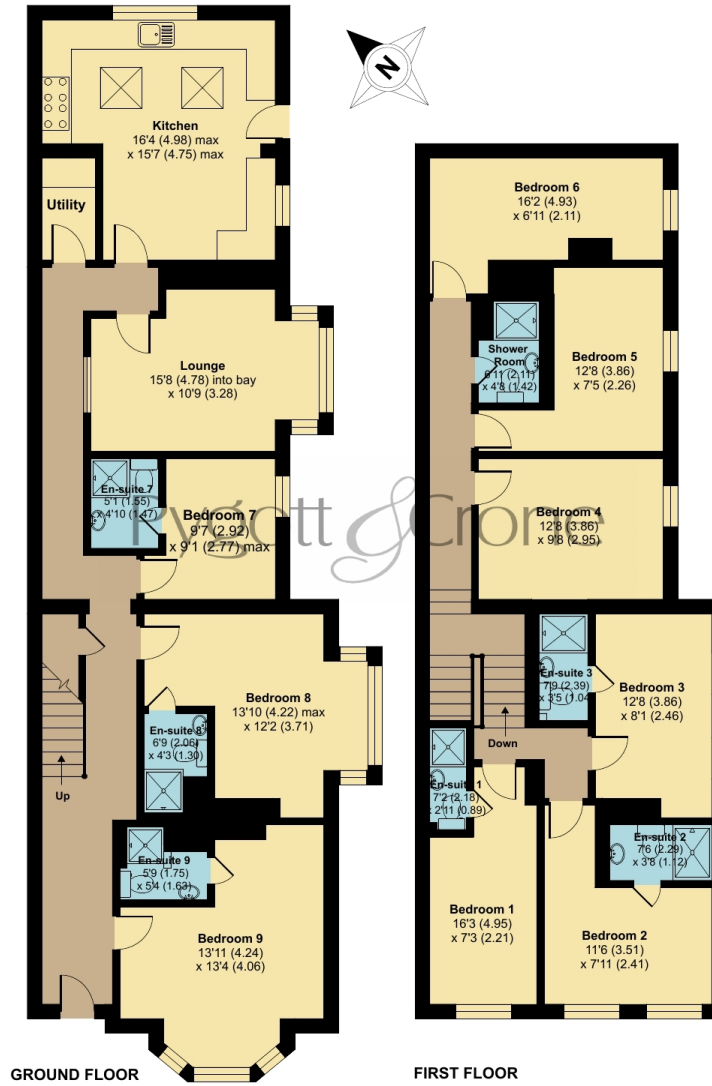




Dudley Street, Grimsby, N E Lincs, DN31

Approximate Area = 2302 sq ft / 213 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Pygott & Crone. REF: 825857



Location



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Mortgage & Protection Adviser

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Pygott Crone

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24 Dudley Street, Grimsby
is on the market with our Grimsby branch

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01472 264960