



## Bold Place

Liverpool, L1 9DN

Asking Price £625,000



Investment Opportunity: 9-Bedroom HMO on Bold Place, Liverpool

Invest in an exceptional student housing opportunity with this impressive 9-bedroom House of Multiple Occupation (HMO) located on Bold Place in the heart of Liverpool. Currently let to students, this property generates an impressive annual income of £49,000. With its prime location near the top of Bold Street, next to the iconic Bombed Out Church, this HMO offers an ideal city centre living experience for students.

The HMO features nine generously sized bedrooms spread over four floors, each furnished with a large wardrobe, a chest of drawers, a spacious bed, and a dedicated study area. Additionally, there are two modern shared bathrooms to accommodate the residents, and two of the nine bedrooms also feature en-suite shower rooms.

The shared lounge provides a comfortable space for relaxation and socializing, furnished with a TV, two sofas, and a table. The well-equipped fitted kitchen includes essential appliances such as a washing machine, microwave, oven, hob, and fridge-freezer. Ample storage space ensures that students can easily organize their belongings, making this property perfectly suited for those leading a busy lifestyle.



BEDROOM 12'0" x 12'5" (3.66 x 3.79)

EN SUITE

BEDROOM 12'6" x 9'4" (3.82 x 2.85)

KITCHEN 13'7" x 8'5" (4.16 x 2.59)

LIVING ROOM 13'0" x 10'4" (3.97 x 3.15)

BEDROOM 12'10" x 8'7" (3.92 x 2.64)

BATHROOM 7'10" x 5'9" (2.40 x 1.76)

BEDROOM 14'4" x 8'7" (4.37 x 2.63)

BEDROOM 13'1" x 6'11" (4.00 x 2.12)

BEDROOM 13'1" x 7'7" (3.99 x 2.32)

BATHROOM 9'1" x 5'8" (2.78 x 1.73)

BEDROOM 12'11" x 7'7" (3.95 x 2.32)

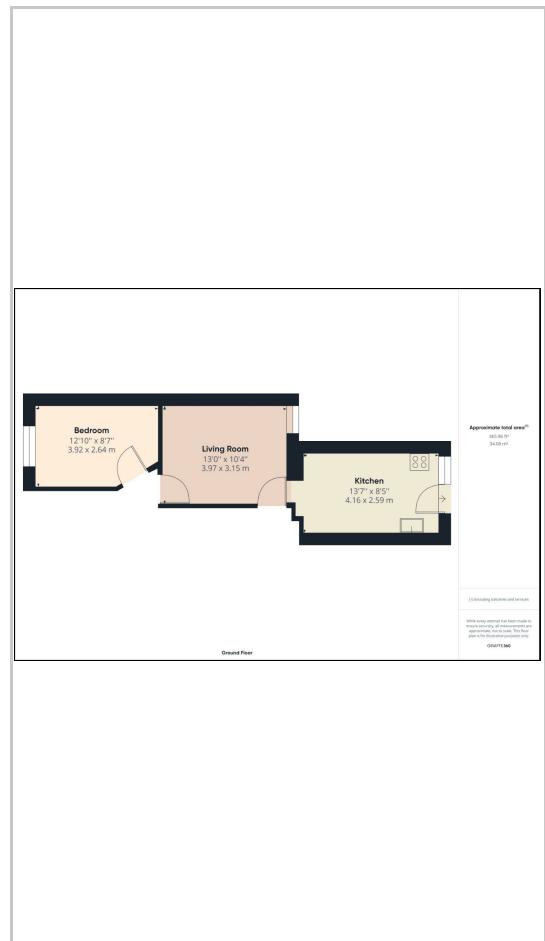
BEDROOM 12'11" x 6'11" (3.96 x 2.13)

BEDROOM 13'1" x 8'6" (4.01 x 2.61)

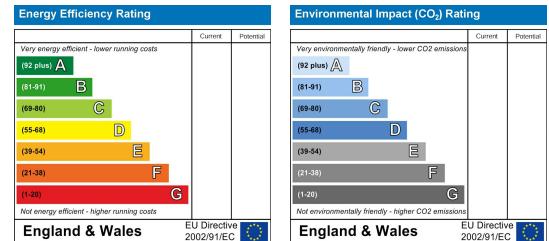
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.