The property comprises a large, detached house with 7 bedrooms (5 ensuite and 3 with a shared bathroom), a communal kitchen, dining and lounge area, and large gardens front and back. Each bedroom houses one person, with two large ensuite rooms capable to house couples. Note: First HMO license allowed for 11 persons, current license for 7 persons.

* **Timeline since 2015:**
	+ 2015. The previous owner (Nigel Cohen] had engaged Crucible Homes of Rotherham to tenant and manage the HMO before we purchased it. See Attachment in References folder [I].
	+ 2016. Impeccable Home Investments purchased the vacant property from Nigel Cohen on 11 October 2016. Refurbishment commenced immediately to restore it to a suitable condition of HMO (expansion of kitchen / lounge and addition of ensuite bathrooms).
		- 16 December 2016. Paul Stelling (Barnsley Council) inspected the property and issued a report granting the right to tenant and run the property as an HMO. See attachment 1 BMBC Visit 16 Dec 2016 in Licensing history folder [J]
	+ 2017. Refurb continued until 30 December 2016 when tenanting commenced.
		- From December 2016 to 20 August 2018, Impeccable Home Investments engaged Moderna Homes of Barnsley to tenant and manage the HMO. See Moderna Homes folder [B].
	+ 2018. HMO in operation all year.
		- From 20 August to 18 October 2018 Impeccable Home Investments engaged 1st Choice of Doncaster to tenant and manage the HMO. See 1st Choice folder [C].
		- On 18 October 2018, Impeccable Home Investments engaged G8 Property Management Ltd of Barnsley to tenant and manage the HMO. They have continued as our management company and letting agent ever since.
		- An HMO License was granted on 1 July 2019 by the Barnsley Council for 11 occupants. See attached file 3 HMO License 211 Sheffield Road 2019 in Licensing History folder [J]
	+ 2019. HMO Operation all year.
		- Impeccable Home Investments operated the property as an HMO throughout the entire year, under the management of G8 Property Management Ltd. See folders C and G for evidence of continuous use.
	+ 2020. HMO Operation all year.
		- Impeccable Home Investments operated the property as an HMO throughout the entire year, under the management of G8 Property Management Ltd. See folders C and G for evidence of continuous use.
	+ 2021. HMO Operation all year.
		- Impeccable Home Investments operated the property as an HMO throughout the entire year, under the management of G8 Property Management Ltd. See folders C and G for evidence of continuous use.
	+ 2022. HMO Operation all year.
		- Impeccable Home Investments operated the property as an HMO throughout the entire year, under the management of G8 Property Management Ltd. See folders C and G for evidence of continuous use.
	+ 2023. HMO Operation all year.
		- Impeccable Home Investments operated the property as an HMO throughout the entire year, under the management of G8 Property Management Ltd. See folders C and G for evidence of continuous use.
	+ 2024. HMO Operation all year.
		- Impeccable Home Investments operated the property as an HMO throughout the entire year, under the management of G8 Property Management Ltd. See folders C and G for evidence of continuous use.
		- An HMO License was granted on 25 October 2024 by the Barnsley Council for 11 occupants. See attached file 4 HMO Licence 211 Sheffield Road 2024 in Licensing History folder [J]
	+ 2025. HMO Operation all year to date.
		- Impeccable Home Investments continued to operate the property as an HMO, under the management of G8 Property Management Ltd.
* **Rooming Arrangements:**
	+ The ground floor comprises
		- A spacious entry hall leads from the front door to the stairway leading to the first floor
		- Two ensuite bedrooms:
			* One single room with ensuite shower, sink and toilet
			* One larger room with ensuite shower, sink and toilet, suitable for singles or couples
		- A combination kitchen/dining/lounge area with two hobs, two ovens, microwave, double sink, multiple refrigerators and freezers, two washers and a tumble dryer, a large dining table and seating area. This room also offers access to the back garden through the back door.
	+ The first floor comprises
		- A spacious upstairs landing
		- Two ensuite bedrooms:
			* One single room with ensuite shower, sink and toilet
			* One larger room with ensuite shower, sink and toilet, suitable for singles or couples
		- Three bedrooms without ensuite
		- Spacious shared bathroom with one shower, one toilet, two sinks
	+ Floorplans – proposed and existing – for existing HMO
		- See file 211 Sheffield Road Existing and Proposed Plans 2016.pdf in Floor Plans folder [K].