



Main Street, Cross Hills, BD20 8PH

Offers Over £199,950

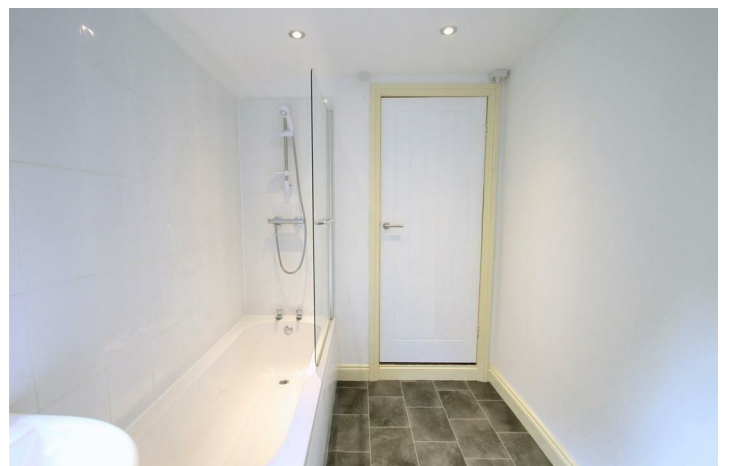
- END TERRACE CONVERSION
- ONE FIRST FLOOR APARTMENT WITH ONE BEDROOM
- RENTAL INCOME OF £550 PCM PER APARTMENT
- SITTING AREA TO THE REAR
- GAS FIRED CENTRAL HEATING IN BOTH
- ONE GROUND FLOOR APARTMENT WITH ONE BEDROOM
- SOLD WITH SITTING TENANTS
- PARKING SPACE TO THE REAR
- ENCLOSED FORECOURT
- UPVC DOUBLE GLAZING IN BOTH

Flat A & B Main Street, Cross Hills, BD20 8PH

An EXCITING OPPORTUNITY has arose to acquire this substantial, STONE-BUILT, END TERRACE PROPERTY, that has been CONVERTED into a substantial GROUND FLOOR APARTMENT plus a FIRST FLOOR APARTMENT above. EACH HAVING ONE BEDROOM and being SOLD WITH SITTING TENANTS generating an income of £550.00 rent PCM per property.



Council Tax Band: A



PROPERTY DETAILS

An exciting opportunity has arose to acquire this substantial, stone-built, end terrace property, that stands in a mixed commercial and residential location at the top end of the Main Street. It was built in the Victorian Era but has been converted into a substantial ground floor apartment plus a first floor one bedroomed apartment above -which are being sold with sitting tenants generating an income of £550.00 rent PCM per property.

Both apartments benefit of gas fired central heating and uPVC double glazing, sitting out area and parking to the rear and in detail comprises:

uPVC door to communal Entrance Hall with secure access to ground and first floor apartments.

TO THE GROUND FLOOR – FLAT 69A

LOUNGE

12'8" x 17'2"

(into splay bay) with fitted gas fire with marble hearth, coved ceiling, Delph rack and T.V point.

DINING KITCHEN

15'0" x 12'11"

with stainless steel sink unit, work top with washer plumber below, electric cooker panel, part Vinyl floor covering and Worcester wall mounted gas fired central heating boiler.

INNER LOBBY

With access to:

BATHROOM

With three piece coloured suite comprising; panelled bath, pedestal wash basin, low suite W.C., extractor fan, linen cupboard and pull light switch.

INNER HALL

With steps leading down to the spacious basement bedroom.

BEDROOM

14'7" x 11'3"

with window to the front elevation, carpet flooring and large walk in storage room.

AT FIRST FLOOR LEVEL – FLAT 69B

Stairs leading to landing.

DINING KITCHEN

18'9" x 6'8"

with stainless steel sink unit, modern wall and base units with work surfaces over, four ring gas hob and electric oven with stainless steel extractor hood over, Vinyl floor covering, Worcester gas fired central heating boiler and access to roof void storage area.

SITTING ROOM

13'11" x 9'6"

with fitted gas fire, T.V point and picture rail.

BEDROOM

14'11" x 10'4"

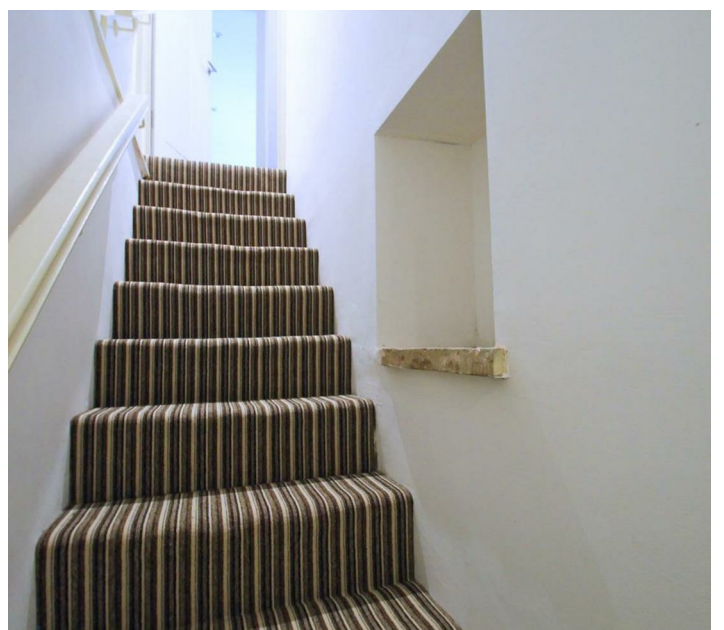
(rear) with picture rail.

BATHROOM

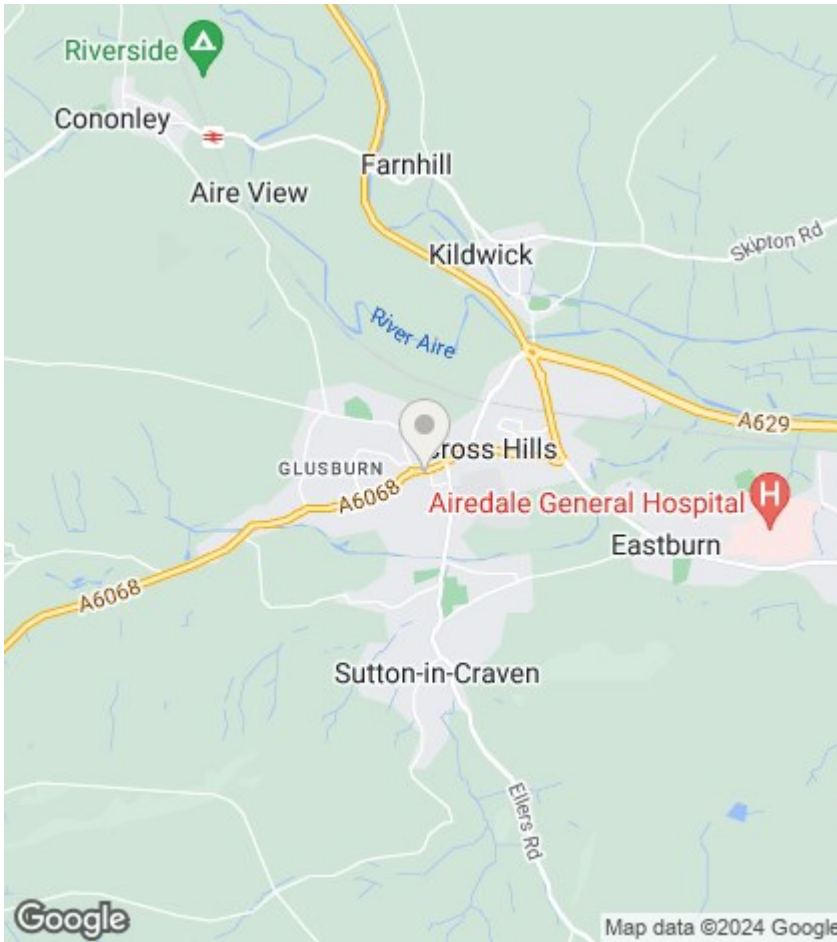
With three piece suite comprising; panelled bath with shower over with glazed screen, pedestal wash basin and low suite W.C., part tiled walls, extractor fan, linen cupboard and pull light switch.

TO THE OUTSIDE

Enclosed forecourt and tarmacadamed sitting out area to the rear. Parking space to the rear.







Viewings

Viewings by arrangement only. Call 01535 636238 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		