

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Rotary Close

Dewsbury, WF13 2ES

Guide Price £80,000



GUIDE PRICE £80,000 - £85,000

**\*\* INVESTMENT PROPERTY FOR INVESTORS OR LANDLORDS ONLY \*\***

This tenanted investment property generating £7800.00 in rental income, has been occupied by the same tenant since 2008 . We have been advised that tenant has already indicated a willingness to extend their renewal - TAKE A LOOK AT THIS SPACIOUS two bedroom TOP FLOOR apartment ideally positioned close to Dewsbury Town Centre and Dewsbury Railway Station nearby. Briefly comprising of: entrance hallway, 17ft open plan living room with kitchen, Juliet balcony, two double bedrooms, en suite and further bathroom. Having allocated off street parking, viewing highly advised at your earliest opportunity

**LEASEHOLD INFORMATION**

TERM OF LEASE 125 YEARS \* LEASE STARTED 27 APRIL 2007 \* TERM REMAINING 108 YEARS

\* SERVICE CHARGE £504.00 PER QUARTER\* ANNUAL GROUND RENT IS £231.00



HALLWAY

Through timber door into hallway with airing cupboard and french doors to Juliet balcony.

OPEN PLAN LIVING ROOM 19'3" x 13'7" (5.87m x 4.15m)

With two electric radiators, laminate flooring, spotlights to the ceiling, double glazed window and French doors to Juliet balcony.

KITCHEN AREA 9'0" x 9'1" (2.75m x 2.78m)

Having fitted wall and base units with contrasting work surfaces incorporating a stainless steel sink with drainer and complementary upstand splash backs, built in electric oven and hob with cooker hood above, built in washing machine and double glazed window.

BEDROOM 1 9'1" x 9'0" (2.78m x 2.75m)

With double glazed window, electric radiator and fitted storage cupboard

EN SUITE

With three piece suite comprising of: wash hand basin, low level WC and shower cubicle. Having an extractor fan, towel radiator, double glazed window, spotlights to ceiling, shaver point, complementary tiled walls and tiled flooring.

BEDROOM 2 9'0" x 9'2" (2.75m x 2.80m)

With double glazed window, electric radiator and laminate flooring and fitted storage cupboard.

BATHROOM

With three piece suite comprising of: wash hand basin, low level WC and panelled bath with shower attachment. Having an extractor fan, towel radiator, double glazed window, spotlights to ceiling, shaver point, complementary tiled walls and tiled flooring.

PARKING

Having an allocated off street parking space.

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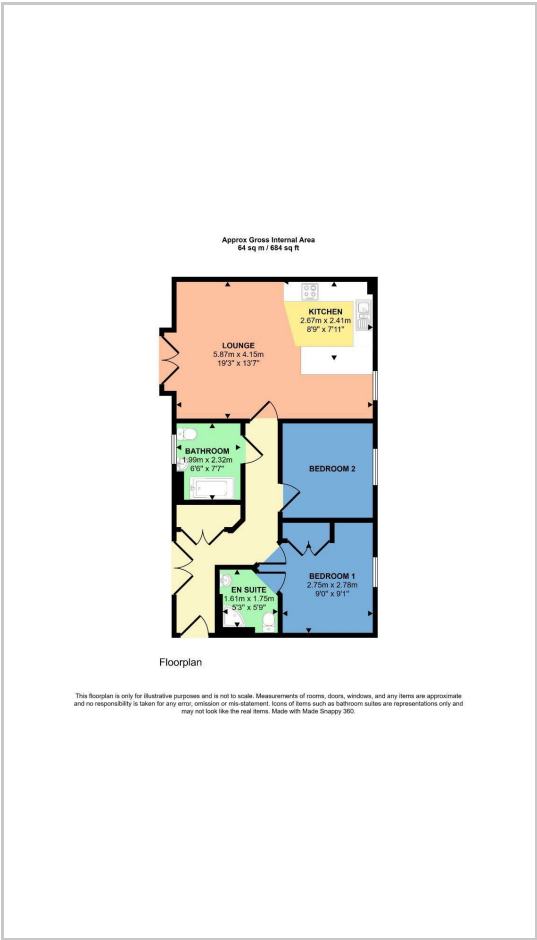
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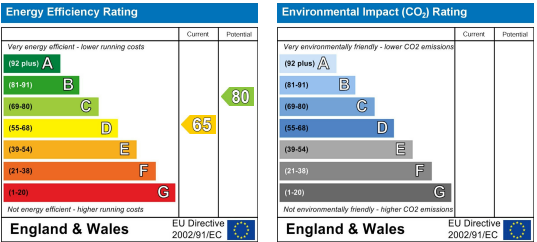
Area Map



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.