



Falcon & Foxglove

76 Oak Street, Colne BB8 0AZ



For sale is this income producing four room HMO, each room is rented out at £105 per week, with a gross rental yield of £21,840. The property consists of four rooms each with beds and furniture, a fitted kitchen with appliances and a bathroom with a thermostatic shower. It also benefits from double glazing, gas central heating, garden forecourt & rear yard.

Located near to local shopping facilities, infant/junior schools, and bus routes to the town centre. The property is only a few minutes drive away from access to M65 motorway providing ideal commuting distance throughout the North West.

- Gross Rental of £21,840
- Four Rooms at £105 PW
- Fitted Kitchen
- Bathroom
- Furnished Rooms
- Council Tax Band A
- EPC Rating E
- Leasehold (880+ Years)
- Garden Forecourt
- Rear Yard

£99,950



Falcon & Foxglove Estate Agents Limited,
9 Manchester Road, Burnley BB11 1HQ

Tel: 01282 416060

Email: info@falconandfoxglove.co.uk

Web: www.falconandfoxglove.co.uk



Entrance Hallway
8.55m x 0.95m (28ft 0" x 3ft 1")

Carpeted flooring

Ground Floor Front Room
3.99m x 3.06m (13ft 1" x 10ft 0")

Double glazed window to the front of the property

Carpeted flooring

Central heating radiator



Ground Floor Back Room
4.46m x 3.06m (14ft 6" x 10ft 0")

Double glazed window to the rear of the property

Carpeted flooring

Central heating radiator

Kitchen
2.68m x 1.84m (8ft 9" x 6ft 0")

Double glazed window to the side of the property

Fitted wall and base units

Vinyl flooring

Laminate work surfaces

Stainless steel sink unit

Plumbing for automatic washing machine

Central heating boiler



Falcon & Foxglove Estate Agents Limited,
9 Manchester Road, Burnley BB11 1HQ

Tel: 01282 416060

Email: info@falconandfoxglove.co.uk

Web: www.falconandfoxglove.co.uk



Landing

Carpeted flooring

First Floor Front Bedroom

4.11m x 3.50m (13ft 6" x 11ft 6")

Double glazed window to the front of the property

Carpeted flooring

Central heating radiator

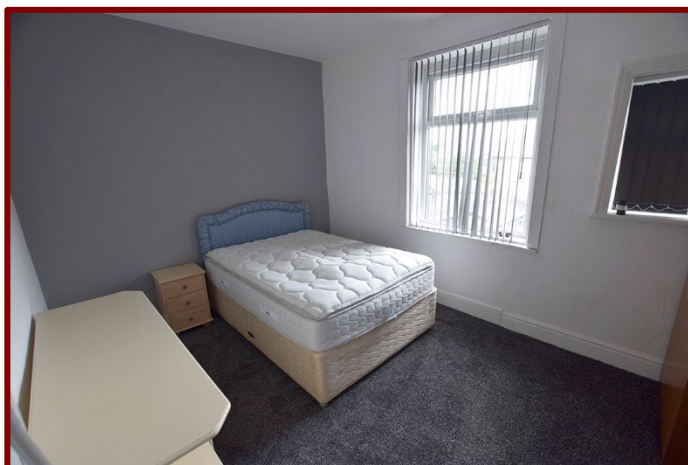
First Floor Back Bedroom

4.06m x 2.97m (13ft 3" x 9ft 8")

Double glazed window to the rear of the property

Carpeted flooring

Central heating radiator



Bathroom

3.08m x 1.21m (10ft 1" x 3ft 11")

Panelled bath with thermostatic shower over

Pedestal hand wash basin and low level w.c.

Vinyl flooring

Tiling in splash back areas

Central heating radiator



Rear Yard



**Falcon & Foxglove Estate Agents Limited,
9 Manchester Road, Burnley BB11 1HQ**

Tel: 01282 416060

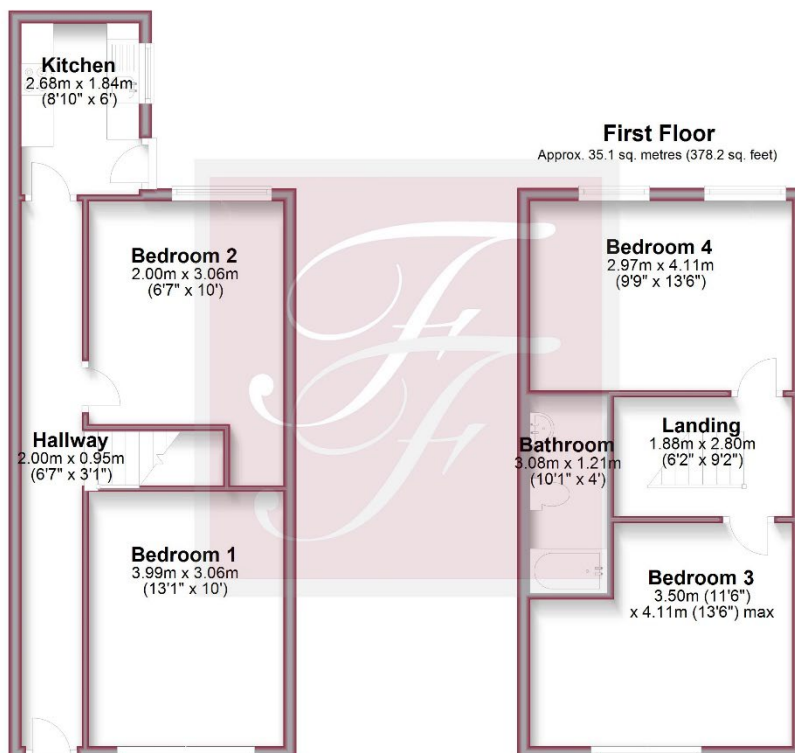
Email: info@falconandfoxglove.co.uk

Web: www.falconandfoxglove.co.uk



Ground Floor

Approx. 40.3 sq. metres (433.3 sq. feet)



Total area: approx. 75.4 sq. metres (811.6 sq. feet)

Please note: Plans are to show room locations only and are not to scale

NOTES:

VIEWING: Strictly by appointment with Falcon & Foxglove Estate Agents Limited

IMPORTANT NOTICE:

Falcon and Foxglove Estate Agents Limited, their clients and any joint agents give notice that:-

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do NOT form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Falcon and Foxglove Estate Agents Limited have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



**Falcon & Foxglove Estate Agents Limited,
9 Manchester Road, Burnley BB11 1HQ**

Tel: 01282 416060

Email: info@falconandfoxglove.co.uk

Web: www.falconandfoxglove.co.uk

