

**FOR SALE**



**Dixon Terrace, Harrogate**

**MARTIN&CO**



## Dixon Terrace, Harrogate

### Asking Price Of £300,000

- For sale with no onwards chain
- Potential Development
- Buy to let investment opportunity.
- Substantial End Terrace
- Convenient location

Attention investors, Martin & Co are pleased to offer this imposing end terrace property for sale with no onward chain. Currently, two separate dwellings, each with its own private entrance. With an estimated rental value of £1,300 PCM, producing a 5.2% yield with plenty of scope for increase with some further improvements.



Entering the ground floor apartment through its private entrance, there is a spacious hallway, that would make an ideal work from home space or provide additional storage or utility space.

Leading through to the breakfast kitchen which has been fitted with a range of timeless white units, built in oven & extractor hood, sink and plumbing for a washing machine.

The charming living room, with feature fireplace at its focal point. The large bay window offers plenty of natural light.

Under stairs cupboard offering useful additional storage.

Double bedroom with large bay window and a range of fitted wardrobes.

The apartment includes a useful external store as well as the single garage.

Entering the second property on the ground floor, the property benefits from an internal porchway as well as a spacious hall & stairway leading to the first floor. Where you will find a well thought out layout, comprising:

Kitchen diner, whilst the existing kitchen may require renovation, the well-proportioned room offers plenty of scope for the new owner to make this the heart of the home, with ample room for a range of kitchen units as well as dining space.

House bathroom with white three-piece suit and shower over bath. Useful airing cupboard.

Spacious hallway with access to the loft hatch.

The living room is generous in size and has a light and airy feel.

Thanks to its position within the end terrace, the double bedroom offers views across North

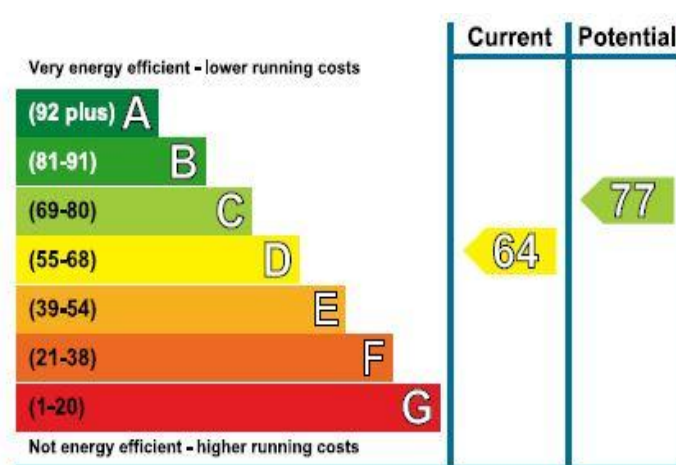
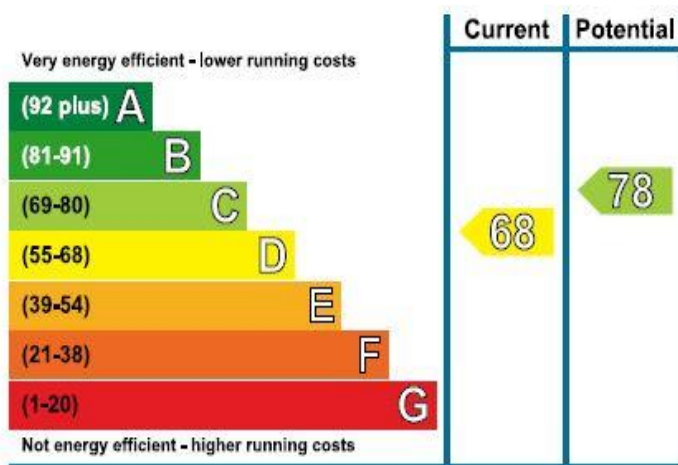
Harrogate and beyond. The bedroom is fitted with useful, wall-to-wall storage.

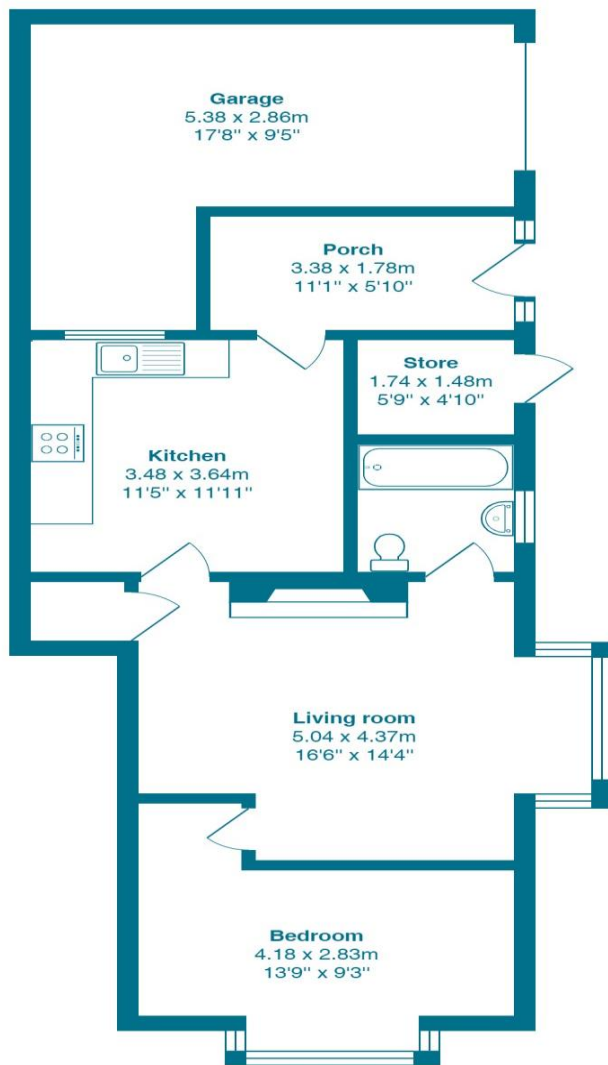
TENURE: We have been advised by the vendor that there are 980 years remaining of a 999 year lease starting in April 2005. The buildings insurance and property maintenance costs are currently to be split 50:50 between the two apartments. There is currently no ground rent or service charge payable at the property. The vendor would include the freehold with the sale of the entire property.

We estimate a rent of £550 - £575PCM to be achievable for the upper apartment in its current condition with a potential rent of £700-750PCM following renovations.

There is currently a tenant in situ, in the low apartment, with a assured shorthold tenancy in place until August 2024, achieving a rent of £750 PCM.

The council tax for both dwellings is currently band A, payable to North Yorkshire County Council.

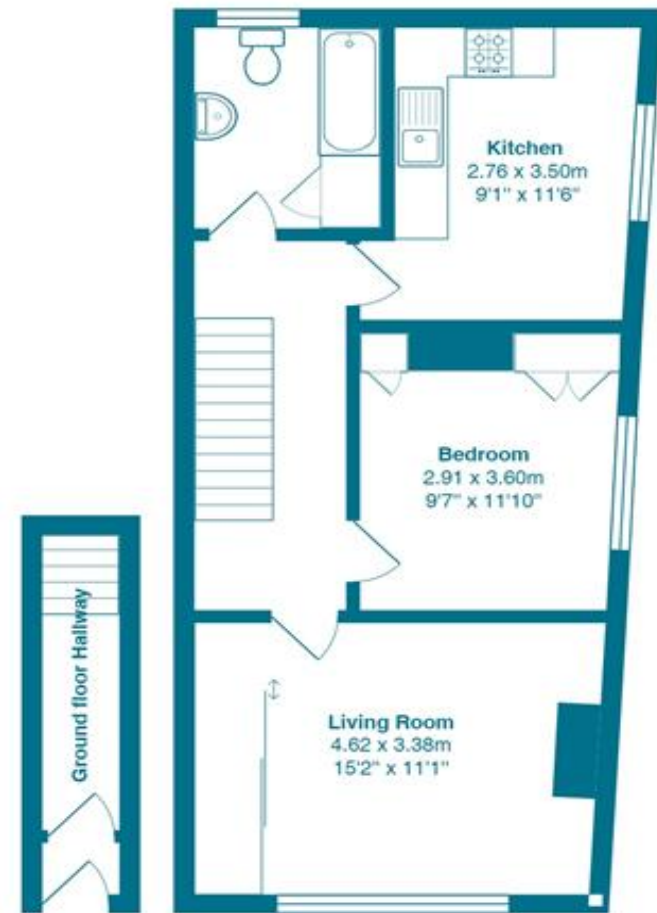




Dixon Terrace, Harrogate, HG1 2AP

Total Area: 79.6 m<sup>2</sup> ... 857 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Dixon Terrace, Harrogate, HG1 2AP

Total Area: 56.0 m<sup>2</sup> ... 603 ft<sup>2</sup>

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## Martin & Co Harrogate

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.