110 Willow Tree Lane, Hayes, Middlesex UB4 9BL
Guide Price £315,000*

THREE BEDROOM END OF TERRACED HOUSE IN NEED OF UPDATING WITH INVESTMENT INCOME

The property is located between Yeading Lane and the Hayes By Pass within easy reach of the centre of Hayes with shopping facilities, bus connections and Elizabeth Line rail services. Northolt Central Line is within two miles. Good road links serve the area including the A40 that connects to the M40, Central London and the M25 London Orbital Motorway. The A4, M4 and Heathrow London Airport are also within close proximity. The property is a three bedroom end of terraced house that is part double glazed and has a rear access providing possible garage space, subject to obtaining any necessary consents that may be required. There may be scope to extend the existing dwelling which again would be subject to obtaining any necessary consents. The house is in need of updating and modernisation throughout and has a south facing garden. The property is currently let on an assured shorthold tenancy that we understand the tenants are holding over on a historic agreement at £280 per calendar month (£3360 pa). We understand that the last agreement was for a term of one year from 10th February 2013 to the 9th February 2014 inclusive. The house is sold with the benefit of this income.

ACCOMMODATION
Entrance Hall, Front Reception, Rear Reception, Kitchen, Landing, Bedroom One, Bedroom Two, Bedroom Three, Bathroom, Garden.

TENURE
Freehold

LOCAL AUTHORITY & TAX RATING
London Borough of Hillingdon
Council Tax Band: D
EPC rating: E

VIEWING TIMES
By appointment through the Auctioneers

JOINT AUCTIONEER
Daniel Paul, 168 Goldhawk Rd, White City, London W12 8HJ 0208 743 5254

STARTING BID	FINAL BID	NOTES	☐ SOLD	☐ UNSOLD	☐ SOLD PRIOR	☐ WITHDRAWN