



Holland Street, Manchester - Offers Over £375,000

Julie Twist Properties are delighted to present this tastefully decorated three bedroom semi-detached house, ideally located on a quiet street with excellent access to the City Centre. The property is immaculately presented throughout and we recommend to book a viewing to appreciate the size and finish of the property on offer.

Upon entering the property, the entrance hall provides access to a well-appointed kitchen/dining area which is fully fitted with integrated appliances. To the rear, there is a bright and spacious living room with French doors opening on to a well maintained, enclosed garden which spans over 800 square feet. To the first floor, there are three comfortable double bedrooms, the main of which has fitted wardrobes. On the first floor there is also a main bathroom and there is a second WC on the ground floor. The house also benefits from private parking, which can comfortably fit two cars.

- Semi-Detached House
- Beautifully Presented Throughout
- Large Back Garden
- Three Bedrooms
- Private Parking
- Excellent Access to the City
- Short Walk to Ancoats
- Quiet Residential Area



GENERAL

Rental Yield: 5.76% (based on an expected rental income of £1800pcm)
Service Charge: £0
Ground Rent: £200pa
Lease: 250 Years from 2020
Council Tax Band: B
Square Footage: 922 sq.ft / 85.7 sq.m (excluding garden)

HALLWAY

Wooden flooring, ceiling lights, access to under-stair storage, radiator and separate WC.

KITCHEN/DINING

The kitchen comprises wall and base units, integrated fridge/freezer, integrated dishwasher, integrated washing machine, built in gas hob and extractor over, stainless steel sink with mixer tap and drainer, tiled flooring and spotlights.

LIVING AREA

Double glazed French doors opening up onto the immaculately presented garden, carpeted flooring, ceiling lights and radiator.

LANDING

Carpeted flooring, ceiling light, access to storage cupboard and also access to the loft which has been boarded out to add 148 square feet of storage space.

BEDROOM 1

Double glazed window, carpeted flooring, radiator, ceiling lights and built in wardrobe.

BEDROOM 2

Double glazed window, carpeted flooring, radiator and ceiling lights.

BEDROOM 3

Double glazed window, carpeted flooring, radiator and ceiling lights.

BATHROOM

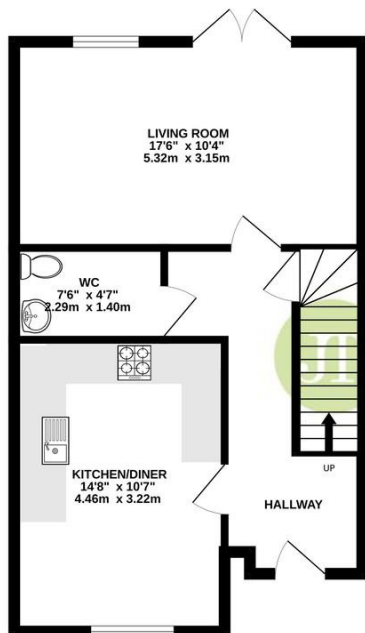
A three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, heated towel rail, partially tiled walls, tiled flooring, extractor and spotlights.

OUTSIDE SPACE

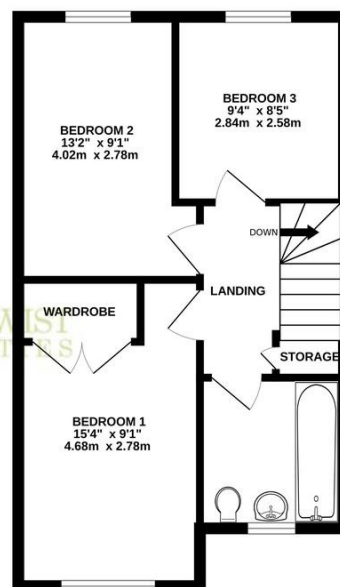
Private parking available, spacious garden with paved areas spanning approximately 800sq.ft.



GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.4 sq.m.) approx.



By JULIE TWIST PROPERTIES

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