



**Hayward
Tod**

2 Bedroom End Terrace | Priory Road | City West | Carlisle | CA2 7BY

£65,000





ATTENTION INVESTORS. Currently tenanted and providing a gross yield in the region of 9%. Well located just a short walk from a range of amenities and public transport. Two double bedrooms. First floor bathroom. Rear yard.

living room | kitchen | two double bedrooms | first floor bathroom | rear yard | on-street permit parking | double glazing | gas central heating | mains water, gas, electricity and drainage | EPC D | council tax band A

WHY PRIORY ROAD?

A short walk from amenities, public transport and the city centre the property is very accessible yet remains quite peaceful thanks to its location on a side road there is minimal passing traffic. For access to the wider region though, Wigton



Road allows for swift access to the city, by-pass and A595/6 for west Cumbria. There is a primary school within a short walk also.

ACCOMMODATION

Currently tenanted and ideally sold with the sitting tenant, the property is a ready made buy-to-let investment currently providing a gross yield of approximately 9%. There is scope to increase the return through some modernisation and investment in the property to allow for an increased rental level should it be desired. The property has a traditional two room layout downstairs with the living room at the front and the kitchen at the rear providing access out in to a walled and gated yard. On the first floor there are two double bedrooms one at the front, the other at the rear and a bathroom in the middle. The bathroom cleverly utilises a limited space to provide a shower over the bath as well as a W.C. and wash hand basin. The property is double glazed and gas centrally heated.

FLOOR PLAN TO FOLLOW

Contact

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Agents note

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are

approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.