

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

Justice Cottage 4 Plants Yard, Worksop



- **Two Bedroom Cottage Style Property**
- **Excellent Standard, Well Presented**
- **Central Location and Close to Amenities**

To be sold either as investment (with tenants) or with vacant possession

Early viewing is fully recommended to fully appreciate this two bedroom home located a 'stone's throw' from the town centre. The property has recently been refurbished and may well be of interest to first time buyers or investment buyers. In summary the accommodation includes; lounge, kitchen, one first floor bedroom, bathroom, attic bedroom and rear garden.

£ 100,000

4 Plants Yard, Worksop, S80 1HY

Lounge 13'8" x 10'10"
(4.16m x 3.30m)

With coving to the ceiling, Upvc door, central heating radiator, a beamed ceiling and laminate flooring.



Kitchen 8" x 7'9"
(2.43m x 2.36m)

Well fitted kitchen to include; base, drawer, high level cupboards, fitted worksurfaces with inset stainless steel sink unit, tiled splash back, extractor fan, ceramic tiled floor, Upvc double glazed rear door, central heating radiator and an under stairs pantry with cellar access.



Bedroom One 13'2" x 9'2"
(4.01m x 2.79m)

Fitted double wardrobe and laminate flooring with central heating radiator.



Bathroom

Fitted with a white suite, WC, hand basin, panelled bath, shower attachment to the tap, fitted Main eco compact gas combi boiler, central heating radiator.



Attic Bedroom 13' x 10'8"
(3.96m x 3.25m)

With central heating radiator.



Rear Yard

With a decked sitting area and side access gate.



Front sign



Current tenancy:

The property is currently let on an assured shorthold tenancy, with a current rent of £550pcm.

The property can be sold either as an investment with the current tenants in situ or with vacant possession subject to the serving of the appropriate notices.

4, Plants Yard Bridge Street WORKSOP S80 1HY		Energy rating D
Valid until 22 May 2029	Certificate number 2728-7048-6265-5921-3950	
Property type	Mid-terrace house	
Total floor area	62 square metres	

We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The potential buyer is advised to obtain verification from their solicitor, surveyor or professional advisors.

These particulars, whilst believed to be accurate are set out as a general guideline and do not represent any part of an offer or contract. Intending purchasers should not rely upon them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation in respect of the property.