



Byerley Court, DL4 1RH  
2 Bed - Flat  
£55,000

**ROBINSONS**  
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**\*\* SOLD WITH A SITTING TENANT\*\***

To be sold with a sitting tenant paying £350 Per Calendar Month on an Assured Shorthold Tenancy.

Robinsons are pleased to offer to the market this well presented and centrally located two bedroom first floor apartment, with NO ONWARD CHAIN. In our opinion this is an ideal purchase for numerous buyers including investors and again in our opinion this property is ready to move straight into.

In brief the property comprises; an entrance hallway which leads to the upstairs hallway, a spacious lounge, two bedrooms, a kitchen with a range of wall and base units and a bathroom. Externally there is a communal garden and one allocated parking space. A viewing comes recommended.

Currently achieving £350 P.C.M giving an approximate yield of 7.6%

EPC Efficiency Rating C | Council Tax band A | Tenure Leasehold

To arrange a viewing please call Robinson on 01388 458111

**Hallway**

With stairs to the first floor

**Lounge**

13'0" x 11'5" (3.97 x 3.5)

With feature fire surround having marble effect inset and hearth and housing electric fire, uPVC double glazed window to the rear

**Kitchen**

7'10" x 7'3" (2.4 x 2.23)

Re fitted with a modern range of base units having contrasting beech block worktops incorporating gas hob with extractor hood, built under oven, single drainer sink unit, tiled splash backs and laminate flooring

**Bathroom**

Re fitted with a three piece suit comprising walk in shower cubicle with mains shower, wash basin set into vanity unit, low level WC, tiled splash backs and laminate flooring

**Bedroom One**

10'11" x 9'5" (3.34 x 2.88)

With suspended bowed window to the front and window to the side

**Bedroom Two**

8'1" x 5'6" (2.47 x 1.68)

With deep over stair storage cupboard and window to the side

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 18Mbps, Superfast 80 Mbps,

Mobile Signal/Coverage: Poor -Average

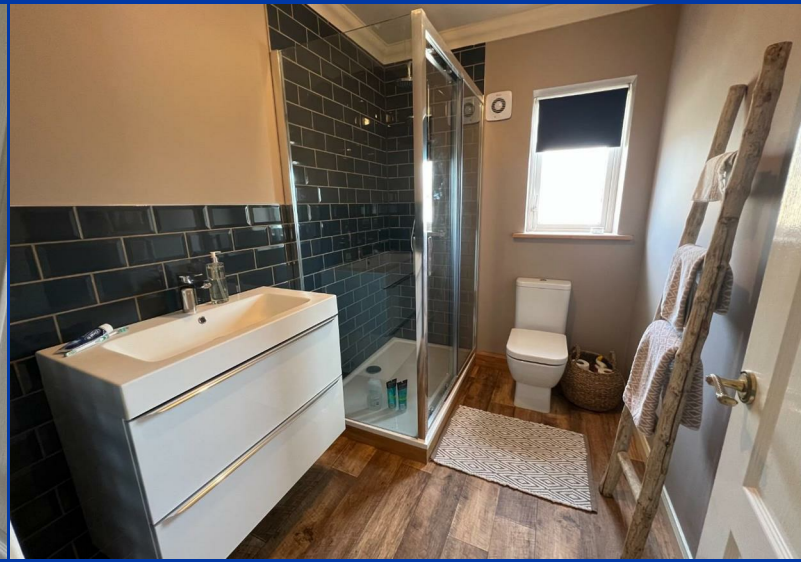
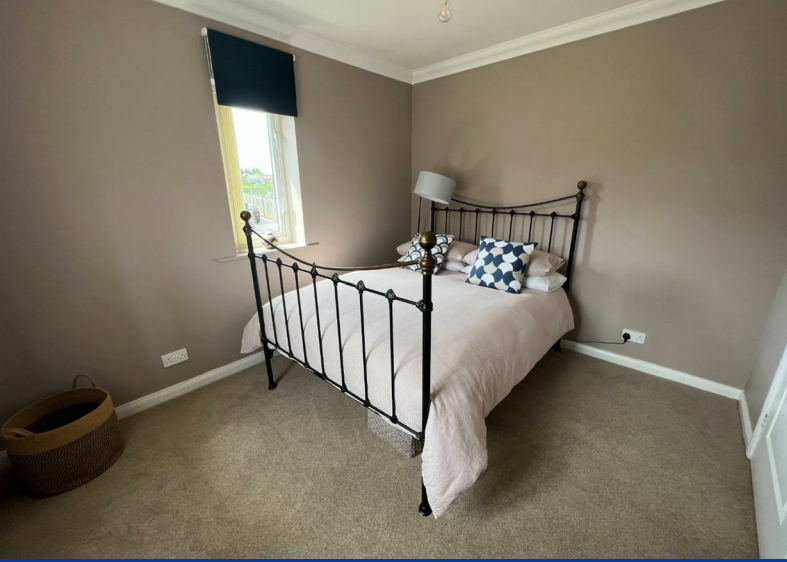
Tenure: leasehold ( From 27/11/1997 - 973 years remaining)

Council Tax: Durham County Council, Band A (£1469 Min)

Energy Rating: C

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

**AGENTS NOTES**



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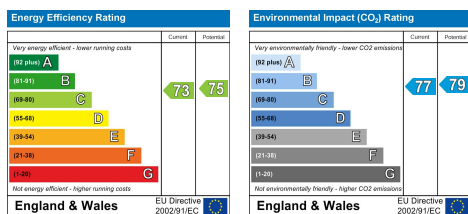
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## DURHAM

1-3 Old Elvet  
DH1 3HL

T: 0191 386 2777 (Sales)

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E: [info@robinsonsdurham.co.uk](mailto:info@robinsonsdurham.co.uk)

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19A old Elvet  
DH1 3HL

T: 0191 383 0777

E: [info@robinsonsdurham.co.uk](mailto:info@robinsonsdurham.co.uk)

## CHESTER-LE-STREET

45 Front Street  
DH3 3BH

T: 0191 387 3000

E: [info@robinsonscs.co.uk](mailto:info@robinsonscs.co.uk)

## BISHOP AUCKLAND

120 Newgate Street  
DL14 7EH

T: 01388 458111

E: [info@robinsonsbishop.co.uk](mailto:info@robinsonsbishop.co.uk)

## CROOK

Royal Corner  
DL15 9UA

T: 01388 763477

E: [info@robinsonscrook.co.uk](mailto:info@robinsonscrook.co.uk)

## SPENNYMOOR

11 Cheapside  
DH16 6QE

T: 01388 420444

E: [info@robinsonsspennymoor.co.uk](mailto:info@robinsonsspennymoor.co.uk)

## SEDGEFIELD

3 High Street  
TS21 2AU

T: 01740 621777

E: [info@robinsonssedgefield.co.uk](mailto:info@robinsonssedgefield.co.uk)

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Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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120 Newgate Street, Bishop Auckland, DL14 7EH | Tel: 01388 458111 | [info@robinsonsbishop.co.uk](mailto:info@robinsonsbishop.co.uk)

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