



4 Prospect Close

**Camblesforth
YO8 8HG**

Offers in the region of £135,000

3 Bed House - Mid Terrace

- ATTENTION INVESTORS- PROPERTY BEING SOLD WITH TENANTS IN SITU
- THREE BEDROOM MID TOWN HOUSE
- KITCHEN
- GAS HEATING AND DOUBLE GLAZING
- POPULAR VILLAGE LOCATION
- CURRENT RENT £ 750PCM
- LIVING ROOM
- BATHROOM
- GARDENS FRONT AND REAR

**** ATTENTION INVESTORS - PROPERTY BEING SOLD WITH TENANTS IN SITU****

A three bedroom mid-town house with a current monthly rent of £ 750. The property comprises Living room, kitchen, three bedrooms and bathroom. Outside are gardens to the front and rear and on street parking. Gas heating and double glazing.

Side entrance door into:-

Entrance Hall

With stairs off to the first floor and door to:

Lounge/Dining Room

6.82m x 4.00m (22'5" x 13'1")

Having a dual aspect with windows to the front and rear elevations.

Kitchen

3.17m x 2.97m (10'5" x 9'9")

Having a window to the rear elevation and a door into:-

Rear Porch

1.32m x 1.77m (4'4" x 5'10")

Having two windows to the rear elevation and a door to the side.

Bedroom 1

3.26m x 4.00m (10'8" x 13'1")

With a window to the rear elevation.

Bedroom 2

3.46m x 2.46m (11'4" x 8'1")

With a window to the front elevation.

Bedroom 3

2.60m x 2.14m (8'6" x 7'0")

Having a window to the rear elevation.

Bathroom

Having a window to the rear elevation.

Outside

Gardens to the front and rear. On street parking.

Utilities

Mains Electric

Mains Gas

Mains Water (not metered) and Mains

Sewerage

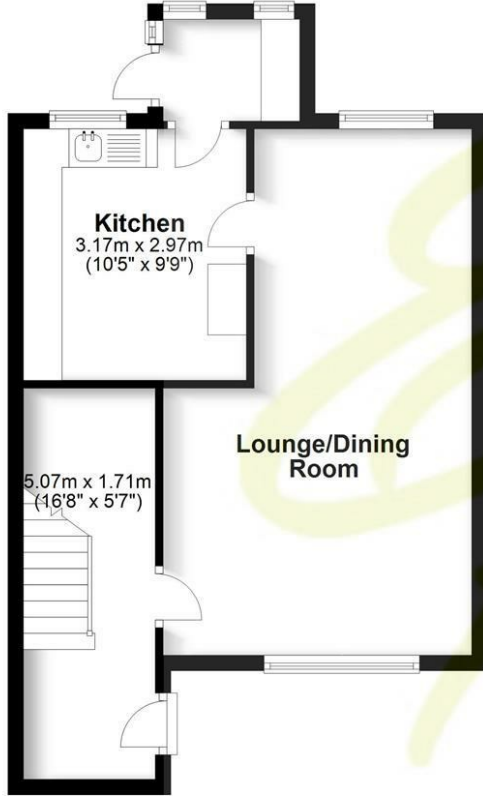
Broadband

Mobile FTTP (Ultrafast)

Mobile 4G

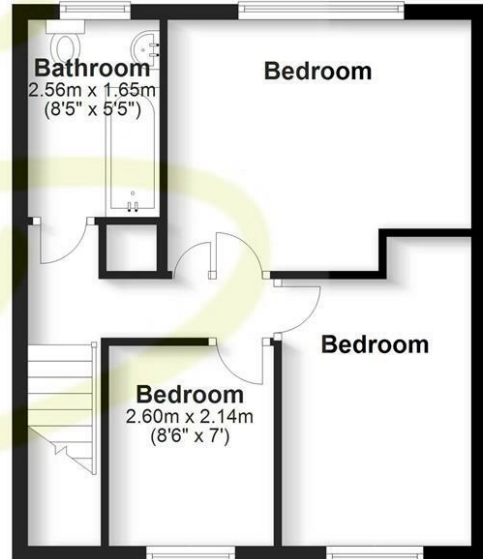
Ground Floor

Approx. 44.9 sq. metres (483.3 sq. feet)



First Floor

Approx. 39.5 sq. metres (425.7 sq. feet)



Total area: approx. 84.4 sq. metres (909.0 sq. feet)

All measurements have been taken using laser distance metre or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if travelling some distance.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
62		
England & Wales	EU Directive 2002/91/EC	

T: 01757 293620

E: eproperty@elmhirstparker.com

W: estateagents.com

13 Finkle Street Selby
North Yorkshire
YO8 4DT

