

HARWOOD

THE ESTATE AGENT

01952 881010

Burtondale, Brookside TF3 1PH



£129,950 region

This three bedroom terraced property is being offered for sale with a long term tenant in situ paying £725 pcm and would make a great rental investment.

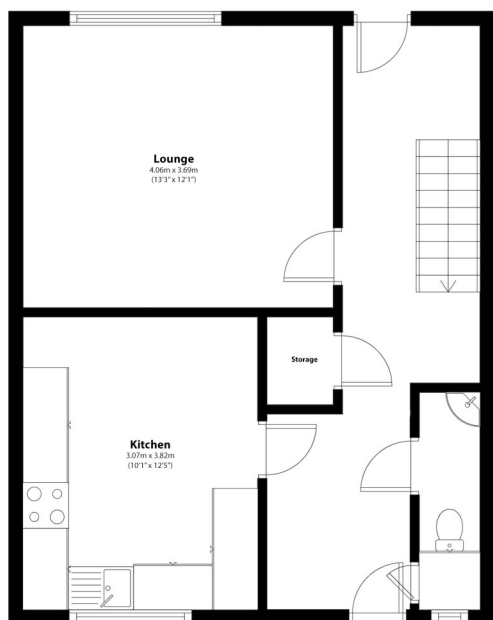
The accommodation includes entrance hallway with W.C., spacious lounge and kitchen/breakfast room.

The first floor offers three bedrooms and a family bathroom. Gas central heating and double glazing. Externally there is a low maintenance garden to the rear with useful brick storage shed. Local schooling and amenities are all within easy reach.

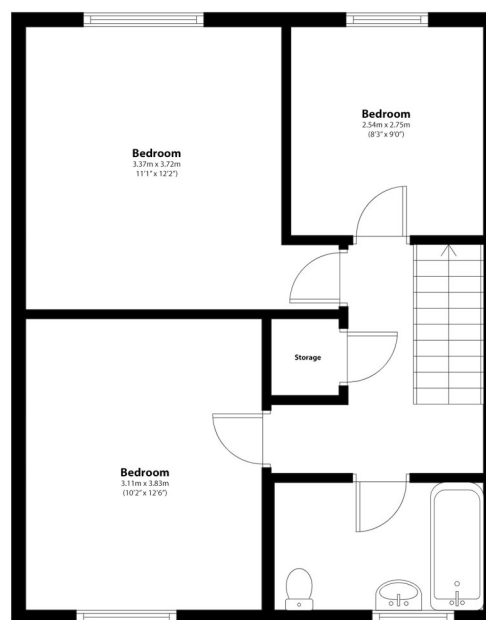
Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor
Approx. 43.5 sq. metres (468.2 sq. feet)



First Floor
Approx. 43.5 sq. metres (468.2 sq. feet)



Total area
Approx. 87 sq. metres (936.4 sq. feet)

Tenure Freehold **Council tax** A

Fixtures & Fittings Where specifically mentioned in these sales particulars are included in the sale price.

N.B Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order. These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared : 29th August 2024