



# 47 & 47A Boosbeck Road

Skelton-In-Cleveland, TS12 2DG

Offers Around £110,000









A unique opportunity to purchase 2x leasehold Apartments situated on a quiet road between Skelton & Boosbeck.



The ground floor 1 bedroom apartment has been recently refurbished with Dining Room/Office as well as a spacious lounge and kitchen. The upstairs apartment has large lounge/dining room as well as 2x bedrooms to the front & kitchen & bathroom to the rear. The property has also recently had renovations to the roof.

Both properties are currently tenanted on an AST contract however the ground floor apartment is due to become vacant. Rental incomes are £395 PCM for ground floor and £368 PCM for 1st floor.

Tenure Details: Leasehold - 952 Years remaining - £0 Ground Rent & Service Charge

EPC Rating: Flat 47: D Rating/ Flat 47A: Awaiting Certificate

Council Tax Band: Both apartments: A

## **Apartment 47A (Upstairs)**

#### **Entrance Hall**

UPVC double glazed front door, stairs leading to 1st floor.

## Lounge/Dining Room 11'7" x 15'10" (3.54 x 4.85)

Carpeted, radiator, fire surround, UPVC double glazed window, storage cupboard, phone point.

## Kitchen 12'2" x 9'7" (3.72 x 2.93)

Laminate flooring, flooring, radiator, stainless steel sink + drainer, UPVC double glazed window, plumbed for washing machine, extractor hood.

#### **Internal Hall**

UPVC double glazed window, cupboard housing combi boiler.

# Bathroom 5'4" x 6'2" (1.65 x 1.89)

Toilet, UPVC double glazed window, wash hand basin, bath with electric shower over.

## **Internal Hallway**

Leading to front 2 bedrooms.

## Bedroom 1 12'1" x 7'10" (3.70 x 2.40)

Carpeted, radiator, UPVC double glazed window.

# Bedroom 2 9'0" x 7'6" (2.76 x 2.31)

Carpeted, radiator, UPVC double glazed window.

# **Apartment 47 (downstairs)**

# Lounge 12'4" x 13'1" (3.78 x 3.99)

UPVC double glazed front door + window. Carpeted. Radiator. Phone point. Fuse Board. Electric Meter.

# Dining Room/ Office Area 11'4" x 7'6" (3.46 x 2.30)

Carpeted. Radiator. Internal Window.

## Bedroom 11'4" x 8'6" (3.47 x 2.61)

Carpeted, UPVC double glazed window, built in storage cupboard.

## Kitchen 11'6" x 9'4" (3.51 x 2.85)

Tiled flooring. Radiator. UPVC double glazed window. Range of wall, base and draw units. Electric Cooker (gifted). Plumbed for washing machine.

## **Internal Hallway**

External hardwood door leading to rear shared yard. Storage cupboard housing combi boiler.

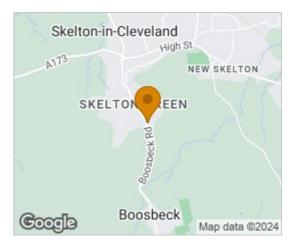
# Bathroom 5'4" x 6'0" (1.64 x 1.84)

Tiled flooring. Radiator. Toilet. Wash hand basin. Panel bath. UPVC double glazed window. Electric shower over bath.

### **Shared Rear Yard**

Concrete base. Gate Leading to rear alley.

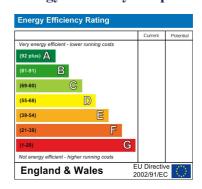
# Area Map



## Floor Plans



# **Energy Efficiency Graph**



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