



## Horsley Court, No 6 Main Street, Horsley Woodhouse, Ilkeston, DE7 6AT

**£250,000**



A rare investment opportunity to acquire the freehold of Horsley Court. A property with three apartments having sitting tenants in occupation. There is a one bedroom ground floor flat with independent access and 2 two bedroom apartments accessed from a first floor landing to the rear. There is communal car parking and garden.



# Horsley Court, No 6 Main Street, Horsley Woodhouse, Ilkeston, DE7 6AT

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The property has been converted to provide a ground floor one bedroom accommodation with a new tenancy beginning July 2024. The first floor apartment has an existing sitting tenant with spacious two bedroom accommodation accessed from a rear staircase and landing. The third floor apartment has two bedrooms accessed from the rear landing. The occupied apartments generate a generous yield of over 11%.

The low maintenance property has fully electric heating and a car park to the rear providing each tenant ample off road parking and a pleasant outside space.

The properties provide a secure monthly income.

Horsley Woodhouse is a popular village with excellent local amenities ie primary schools, village shops, doctors surgery and real ale pubs. Conveniently situated with easy access to Derby, Nottingham and major road links ie A38, M1 and A6. The village is close to golf courses and open countryside with many local walks with easy access to surrounding villages, Belper, Heanor and Ripley.

## GROUND FLOOR APARTMENT no 1

A side entrance door allows access.

### ENTRANCE HALL

UPVC entrance door allows access, wood effect flooring, electric heater and a generous walk-in store provides storage.

### SITTING ROOM

18'10 x 9'10 (5.74m x 3.00m )

There is a UPVC double glazed window to the front, electric heater, TV aerial point and telephone point.

### FITTED DINING KITCHEN

11'8 x 11'4 (3.56m x 3.45m )

Fitted with a range of wood grain effect base cupboards, drawers and eye level units with work surface over incorporating a stainless steel sink drainer with mixer taps and splash back tiling. There is an electric oven, hob, extractor hood, plumbing for

an automatic washing machine, space for fridge freezer, UPVC double glazed window to the rear and laminate flooring.

### BEDROOM

16'11 x 8'11 (5.16m x 2.72m)

Having a built-in wardrobe, electric heater, wood effect flooring and a UPVC double glazed window to the front of the property.

### BATHROOM

11'9 x 7'1 (3.58m x 2.16m )

Appointed with a panelled bath with electric shower over, pedestal wash hand basin and low flush WC, UPVC double glazed window to the rear, wall mounted electric heater, tiled flooring and a built-in cupboard provides storage and houses the hot water cylinder.

## FIRST FLOOR APARTMENT no 2

Accessed for the rear staircase to a shared landing.

### ENTRANCE HALLWAY

'L' shaped with electric heated and wood effect flooring.

### KITCHEN

17'1 x 9'10 (5.21m x 3.00m)

Fitted with a range of wood grain effect base cupboards, drawers and eye level units with work surface over incorporating a stainless steel sink drainer with mixer taps and splash back tiling. There is an electric oven, hob, extractor hood, plumbing for an automatic washing machine, space for fridge freezer, UPVC double glazed window to the rear and laminate flooring.

### LOUNGE

23'10 x 10'4 (7.26m x 3.15m )

There is a UPVC double glazed window to the front, electric heater, TV aerial point and telephone point.

### BEDROOM ONE

18'2 x 9'10 (5.54m x 3.00m)

UPVC double glazed window to the front elevation, wood flooring and a built-in wardrobe

## **BEDROOM TWO**

19'8 x 8' (5.99m x 2.44m)

There is wood effect flooring, built-in wardrobe, electric heater and UPVC double glazed window to the front.

## **BATHROOM**

Appointed with a panelled bath with electric shower over, pedestal wash hand basin and low flush WC, UPVC double glazed window to the rear, wall mounted electric heater, tiled flooring and a built-in cupboard provides storage and houses the hot water cylinder.

## **SECOND FLOOR LOFT APARTMENT no 3**

### **HALLWAY**

An open gallery landing with electric heater, wood effect flooring and a Skylight window

### **LOUNGE**

13'6 x 9'10 (4.11m x 3.00m)

There is a UPVC double glazed window to the front, electric heater, TV aerial point and telephone point.

### **DINING KITCHEN**

10'6 x 9'8 (3.20m x 2.95m )

Fitted with a range of wood grain effect base cupboards, drawers and eye level units with work surface over incorporating a stainless steel sink drainer with mixer taps and splash back tiling. There is an electric oven, hob, extractor hood, plumbing for

an automatic washing machine, space for fridge freezer, UPVC double glazed window to the rear enjoying views and laminate flooring.

## **BEDROOM ONE**

11'3 x 9'1 (3.43m x 2.77m )

Having a built-in wardrobe, electric heater, wood effect flooring and a UPVC double glazed window to the front of the property.

## **BEDROOM TWO**

13'7 x 11' 7 (4.14m x 3.35m 2.13m)

## **BATHROOM**

Appointed with a panelled bath with electric shower over, pedestal wash hand basin and low flush WC, UPVC double glazed window to the rear, wall mounted electric heater, tiled flooring and a built-in cupboard provides storage and houses the hot water cylinder.

## **OUTSIDE**

There is vehicle access to the rear of the property allowing residents off road parking and outside space.



## Road Map



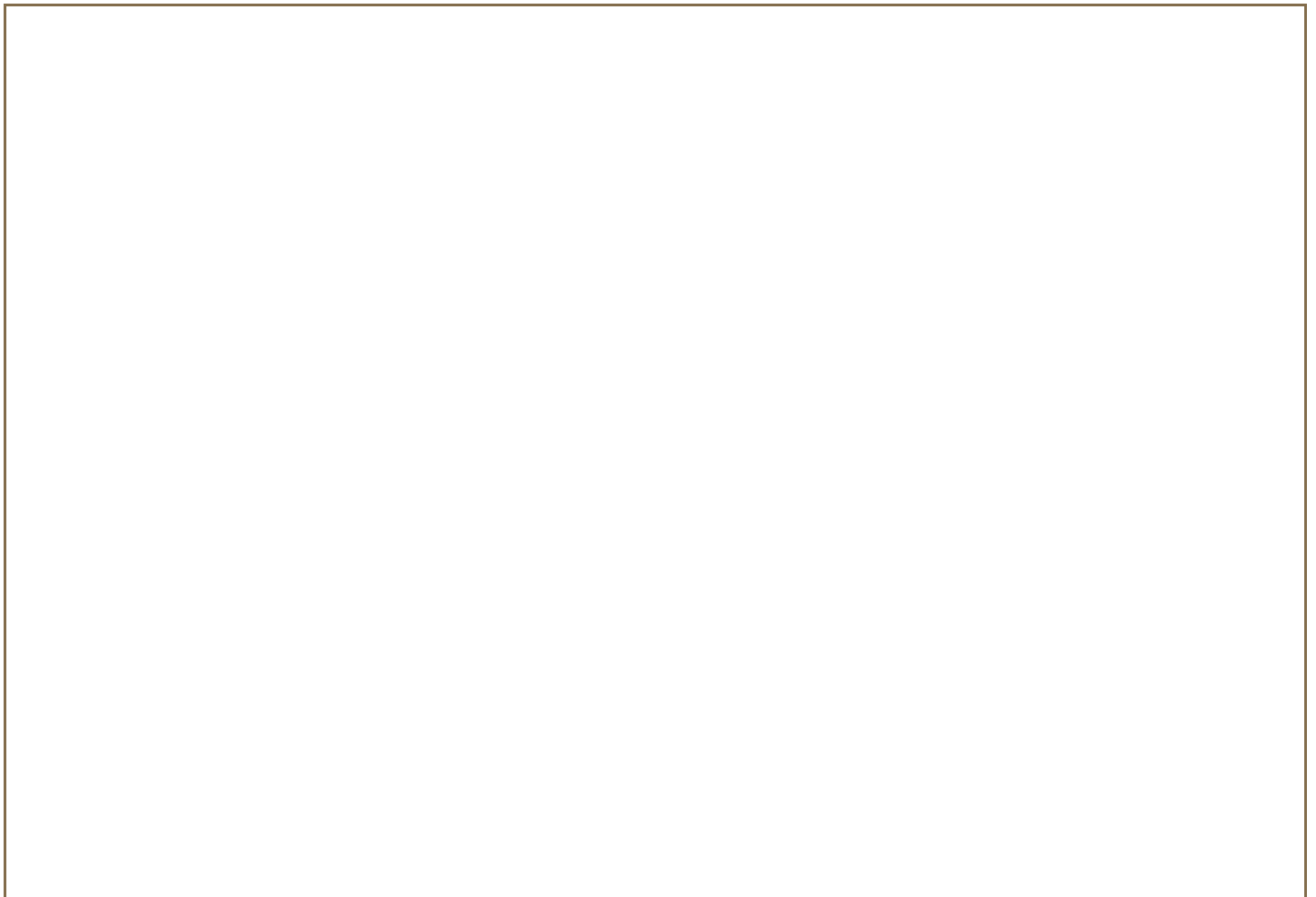
## Hybrid Map



## Terrain Map



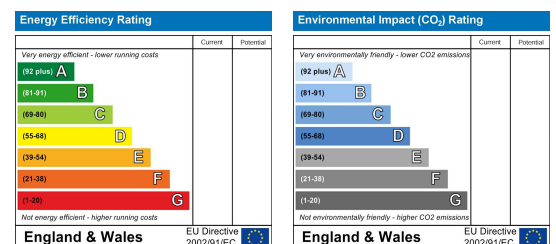
## Floor Plan



## Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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