

# HUNTERS®

HERE TO GET *you* THERE

**Sun Street, Eastburn**

**Price £159,500**

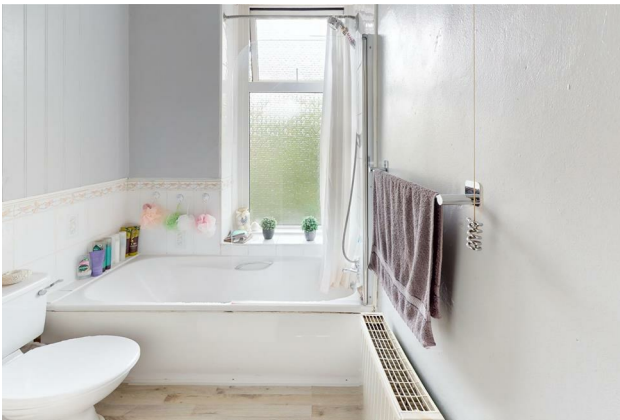
**Property Images**



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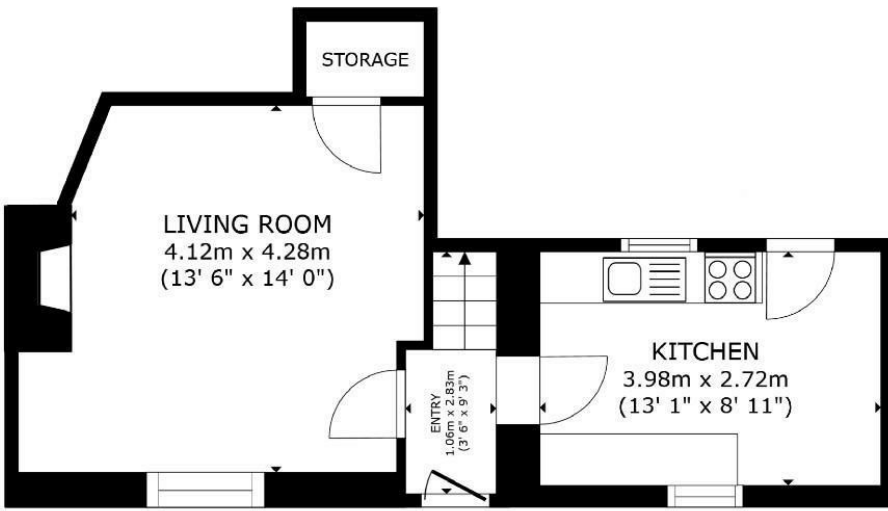
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## Property Images

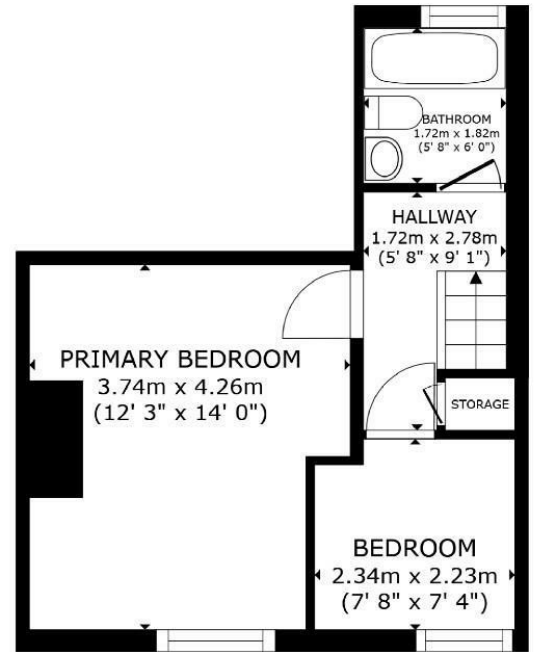


Nestled in the charming Sun Street of Eastburn, this mid-terrace house is a true gem waiting to be discovered.

Built in 1910, this property exudes character and history, offering a delightful blend of old-world charm and modern convenience.



FLOOR 1

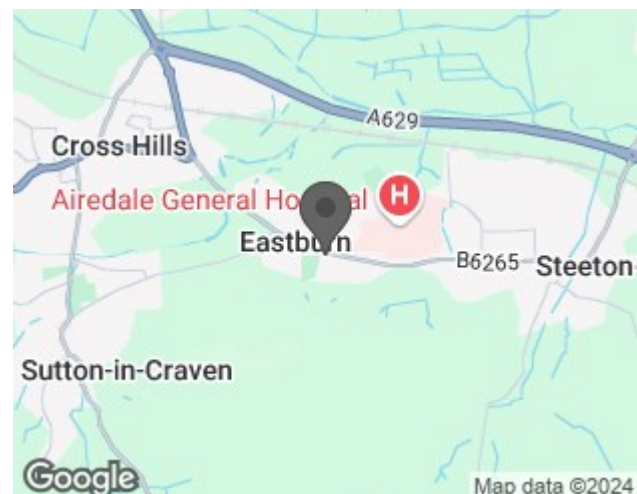


FLOOR 2



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



As you step inside, you are greeted by a well-maintained interior boasting 1 reception room, 2 cosy bedrooms, and 1 bathroom. The dining-kitchen opens up to a lovely rear Yarden, perfect for enjoying a morning cuppa or hosting intimate gatherings.

With a long-standing tenant in place until 2025, this property presents itself as an ideal long-term investment opportunity. Having served as a successful rental property for over 20 years, it is a testament to its desirability and potential for a lucrative return.

Conveniently located near Airedale Hospital, this home offers not just a prime location but also easy access to essential amenities. Imagine living just a stone's throw away from a bus route, a general store, and even a chippy for those lazy evenings.

This stone-built Victorian terrace also features a large enclosed Yarden at the rear, providing a private oasis in the midst of this bustling neighbourhood. And with on-street parking available, you'll never have to worry about finding a spot for your vehicle.

For those with a vision, the potential to extend over the kitchen opens up exciting possibilities for customising this already charming property to suit your needs.

Don't miss out on the opportunity to own a piece of history in this vibrant community. With the train station just a mile away, the world is at your doorstep from this lovely abode on Sun Street.

## On-Line-Bullet-Points

- A well maintained good size mid-terrace
- For sale with a long-standing tenant to 2025
- Been in for 6 years paid on time every time
- Been a successful rental property for over 20 years
- Dining-kitchen onto rear Yarden. Living room.
- 1 double bedroom. 1 Single bedroom. Bathroom
- On a bus route + general store and chippy close by
- Train station circa 1 mile
- Ideal investment property given the current tenants
- Very handy for Airedale hospital / ideal long term investments