

HUNTERS®

HERE TO GET *you* THERE



Denton Street

Carlisle, CA2 5JP

Guide Price £60,000



- Landlords Investment Opportunity
- Mid-Terraced House
- Popular Denton Holme Location
- Double Bedroom & Bathroom Upstairs
- Central Heating & Double Glazing

- Being Sold with a Sitting Tenant
- Well Presented Throughout
- Living Room & Kitchen
- Close to Local Amenities
- EPC - D

Tel: 01228 580913

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LANDLORDS INVESTMENT OPPORTUNITY - This one-bedroom mid-terraced home is being sold with a sitting tenant, currently generating a yield of 7% with an income of £450pcm. The accommodation is well presented throughout and is located conveniently within Denton Holme, close to an array of conveniences and the City Centre. Contact Hunters today for further information on this investment opportunity.

The accommodation briefly comprises living room and kitchen to the ground floor with a landing, double bedroom and bathroom to the first floor. Double glazing and gas central heating. EPC - D and Council Tax Band - A.

Located in the popular Urban Village of Denton Holme which boasts a variety of amenities, including local convenience stores, entertainment venues, florist, take-away restaurants and a reputable primary school. The walk into the city centre takes around 10 minutes, with beautiful river walks on the doorstep of Denton Holme. Access to the City Bypass via Dalston Road or Wigton Road within 10 minutes' drive or through the City to the M6 motorway within 15 minutes.

LIVING ROOM

13'8" x 9'4" (4.17m x 2.84m)

Entrance door from the front with internal door to the kitchen. Double glazed window to the front aspect, fireplace and stairs leading up to the first floor. Radiator.

KITCHEN

10'8" x 7'11" (3.25m x 2.41m)

Fitted kitchen with base and wall units, integrated gas hob and electric oven, sink and drainer, tiled splashbacks, double glazed window and door leading out to the rear. Radiator. Measurements to the maximum points.

LANDING

Stairs up from the ground floor with internal doors to the bedroom and bathroom. Double glazed window.

BEDROOM ONE

9'8" x 9'4" (2.95m x 2.84m)

Double glazed window to the front aspect. Built in storage cupboard. Radiator.

BATHROOM

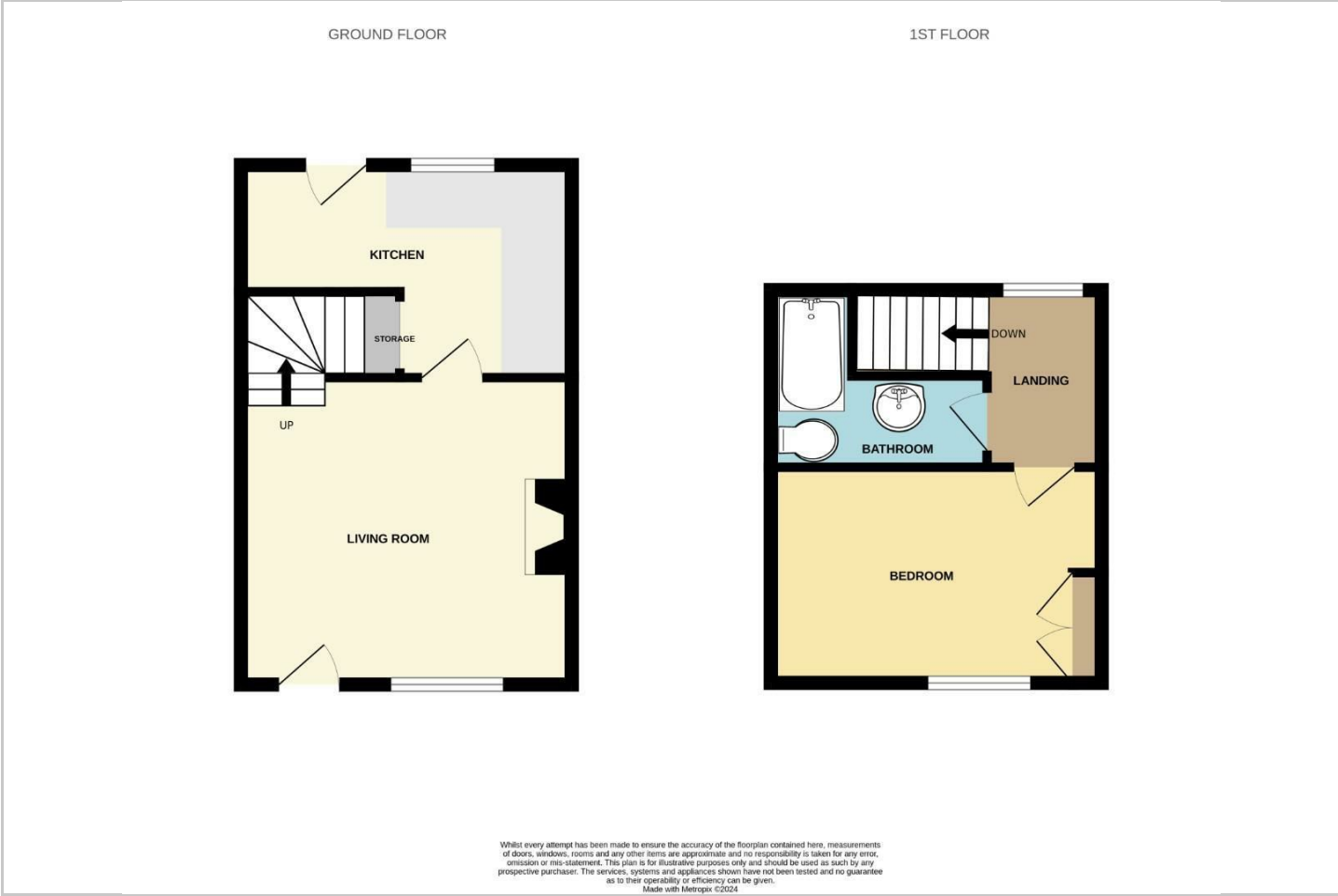
7'1" x 6'5" (2.16m x 1.96m)

Three piece suite comprising WC, wash hand basin and bath with electric shower over. Radiator. Measurements to the maximum points.

EXTERNAL

The Vendor has advised he believes the paved area to the rear is shared.

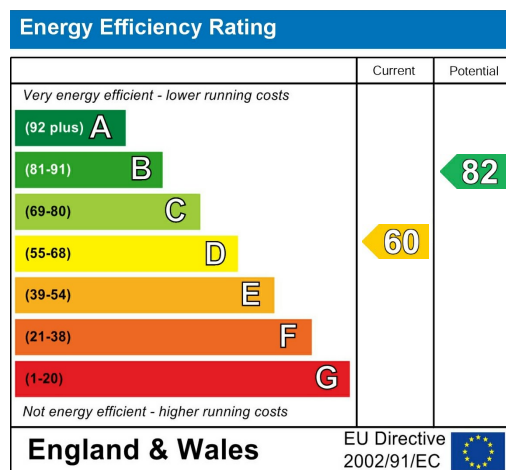
Floorplan







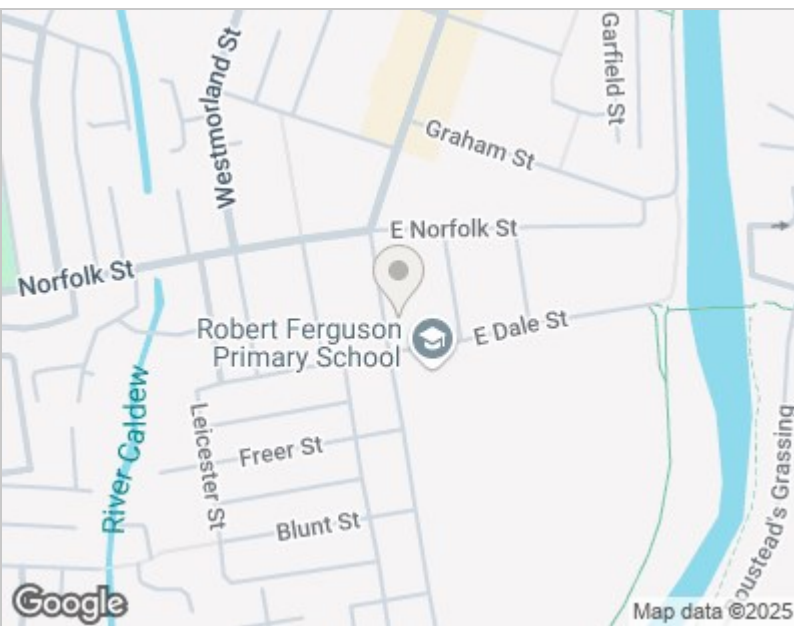
Energy Efficiency Graph



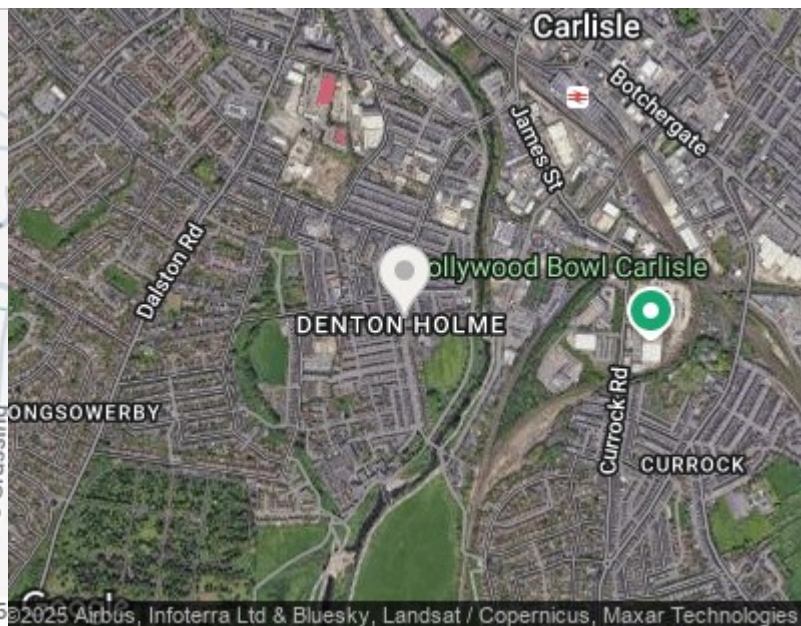
Viewing

Please contact our Hunters Carlisle & South West Scotland Lettings Office on 01228 580913 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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