

17 Jones Street, Hadfield, Glossop, Derbyshire, SK13 1BZ



- NO VENDOR CHAIN
- Ground Floor Flat
- Off Road Parking
- Open Plan Lounge/Kitchen
- Double Bedroom

- Full Bathroom
- Ideal First Home
- Ideal BTL investment 7.45% Yield
- Hadfield Village Location
- Close to Shops & Railway

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MAIN DESCRIPTION

*****NO VENDOR CHAIN*****

Stepping Stones are delighted to offer for sale this immaculately presented Ground Floor flat with Off Road Parking situated within the heart of Hadfield Village within close proximity to Shopping facilities and local amenities and railway station.

Hadfield is a small village just outside its larger neighbouring town of Glossop and benefits from a host of local shopping and leisure facilities along with a direct rail link into Manchester City Centre. The Longdendale Trail and Bottoms Reservoir are close by for those who enjoy the outdoors.

This immaculately presented flat would be the ideal first home, buy to let investment given its very good yield of 7.45% and would also be attractive to those looking to downsize to ground floor level accommodation. The internal accommodation in brief comprises; communal entrance hallway shared by one other flat above and private entrance to an open plan lounge kitchen and inner hallway providing access to full bathroom and double bedroom.

Externally there is a private parking bay to the front elevation.



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COMMUNAL ENTRANCE

Communal entrance door to hallway serving two flats with stairs to the first floor and entrance door to this property.

LOUNGE/KITCHEN 14' 0" x 12' 8" (4.27m x 3.86m)

2 x uPVC double glazed windows to the front elevation, wall mounted radiator TV aerial point, door entry phone, ceiling light point, open Plan to kitchen with a range of high and low fitted kitchen units with contrasting worksurfaces and splashback tiling, integrated self-cleaning electric oven and four ring induction hob with over hob extraction fan, integrated tall fridge/freezer and plumbing for automatic washing machine, under cupboard dimmer lighting, wall mounted radiator, internal door to inner hallway.

INNER HALLWAY

Providing access to bedroom and bathroom, ceiling light point.

BEDROOM ONE 10' 4" x 9' 4" (3.15m x 2.84m)

A double bedroom with uPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, boiler housing.

BATHROOM 7' 0" x 5' 8" (2.13m x 1.73m)

A three-piece suite comprising; low-level w/c, pedestal sink unit and bath with over bath shower, large storage cupboard, uPVC double glazed window to the rear elevation, splashback tiling, wall mounted chrome heated towel rail, ceiling light point.

EXTERNAL

Allocated parking bay to the front

DISCLAIMER

FREEHOLD/LEASEHOLD

Stepping Stones have no access to documentation which confirms the tenure of the property.

Should you proceed with the purchase of this property these details must be verified by your Solicitor

Tenure

Annual Ground Rent

Annual Ground Rent Review Period

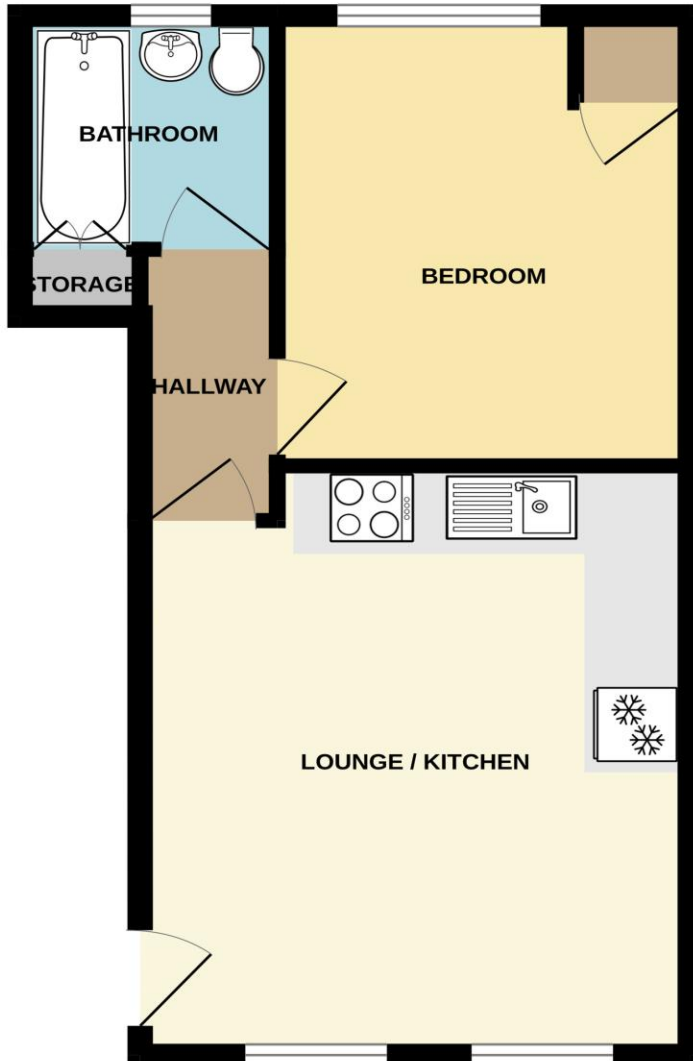
Service Charge

Annual Service Charge Review Period

Council Tax Band

EPC Rate - C

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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