



- Mid Terrace House
- Great Investment Opportunity (Tenant in situ)
- 9.8% Rental Yield
- 3 Bedrooms

- 2 Reception Rooms
- Ground Floor Bathroom
- Paved Courtyard Garden
- Great Local Amenities

West Street, DN15 6HX,  
£85,000







**FANTASTIC INVESTMENT OPPORTUNITY!** The property currently has a tenant in situ paying a monthly rent of £700, generating a rental yield of 9.8%. The accommodation briefly comprises of 3 bedrooms to the first floor, whilst downstairs boasts a lounge, separate dining room, kitchen and bathroom. The property has a paved courtyard garden to the rear and sits in a great location closeby to a wide range of amenities and transport links. Call today to view! Freehold. Council tax band: A



### Lounge

Having uPVC double glazed door to the front aspect, uPVC double glazed bay window to the front aspect, radiator and coved ceiling.

### Dining Room

11' 7" x 11' 7" (3.53m x 3.53m)

Having uPVC double glazed window to the rear aspect, coved ceiling, radiator and under stairs cupboard.

### Kitchen

5' 3" x 11' 1" (1.60m x 3.38m)

Having uPVC double glazed window to the side aspect, wall and base units with work surfaces over, inset sink and drainer unit, space/plumbing for washing machine, space for fridge freezer and oven, gas central heating boiler and breakfast bar.

### Lobby

Having uPVC double glazed door to the side aspect.

### First Floor Landing

#### Bedroom 1

11' 7" x 11' 1" (3.53m x 3.38m)

Having uPVC double glazed window to the front aspect, radiator, coved ceiling and storage cupboard.

#### Bedroom 2

11' 7" x 11' 7" (3.53m x 3.53m)

Having uPVC double glazed window to the rear aspect, radiator and door to:

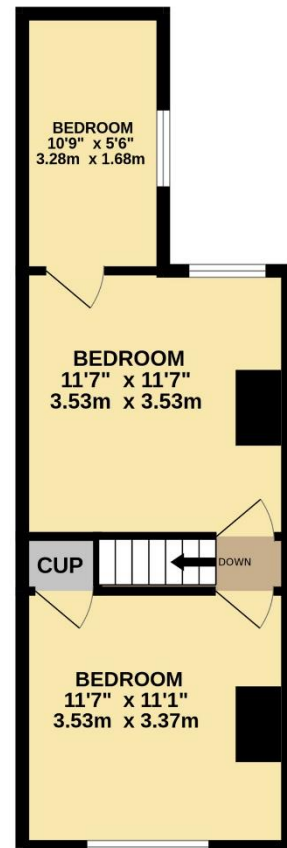
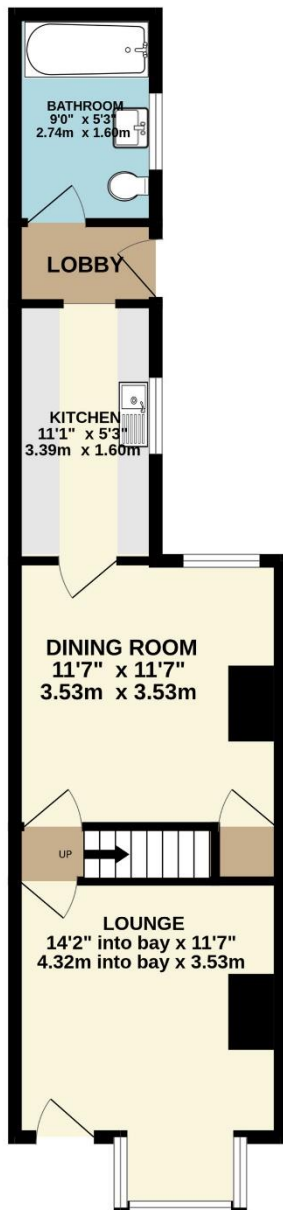
#### Bedroom 3

5' 6" x 10' 9" (1.68m x 3.27m)

Having uPVC double glazed window to the side aspect and radiator.

### Outside Rear

Having a paved garden with gate to the rear.



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**Important Information:**

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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