



- Investment Opportunity (Potential 9% Yield)
- Sold with Sitting Tenant
- Currently Monthly Rent of £795
- Semi Detached House
- 3 Bedrooms
- Shower Room plus Downstairs WC
- Front, Side & Rear Gardens
- Parking to the Rear

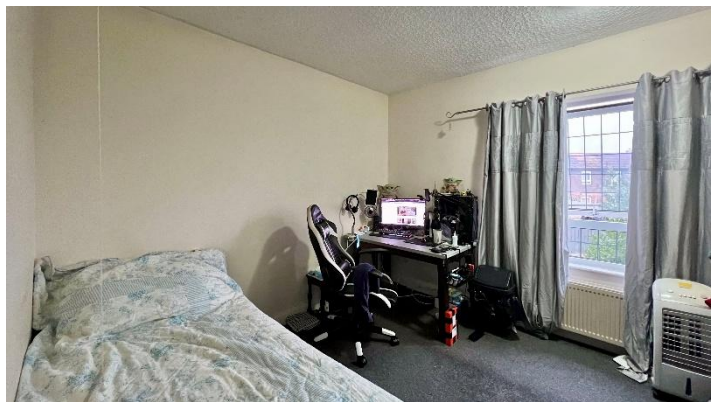
Tomlinson Avenue, DN15 8HW,  
£105,000







Starkey&Brown are delighted to offer for sale this excellent investment opportunity on Tomlinson Avenue, Scunthorpe. The property is **SOLD WITH A SITTING TENANT**, currently receiving a rent of £795 per calendar month, creating a 9% yield. The accommodation briefly comprises of 3 bedrooms and a shower room to the first floor, whilst downstairs boasts an entrance hallway with storage cupboard, bay fronted lounge, kitchen/diner and utility room/downstairs WC. The property sits on an enclosed corner plot with gardens to the front, side and rear, there's also off street parking to the rear. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: A





### Entrance Hallway

Having uPVC double glazed door to the front aspect, radiator and stairs rising to the first floor with under stairs storage cupboard.

### Lounge

10' 4" x 17' 5" (3.15m x 5.30m)

Having uPVC double glazed windows to the front and rear aspects, feature fireplace and two radiators.

### Kitchen/Diner

12' 8" x 10' 0" (3.86m x 3.05m)

Having uPVC double glazed windows to the rear and side aspects, uPVC double glazed door to the rear aspect, wall and base units with work surfaces over, inset sink and drainer unit, breakfast bar and space for appliances.

### Downstairs WC/Utility Room

4' 5" x 6' 9" (1.35m x 2.06m)

Having uPVC double glazed window to the side aspect, WC, gas central heating boiler and space for white goods.

### First Floor Landing

### Bedroom 1

12' 0" x 10' 1" (3.65m x 3.07m)

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

### Bedroom 2

10' 5" x 10' 1" (3.17m x 3.07m)

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

### Bedroom 3

10' 10" x 6' 10" (3.30m x 2.08m)

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

### Shower Room

4' 4" x 6' 9" (1.32m x 2.06m)

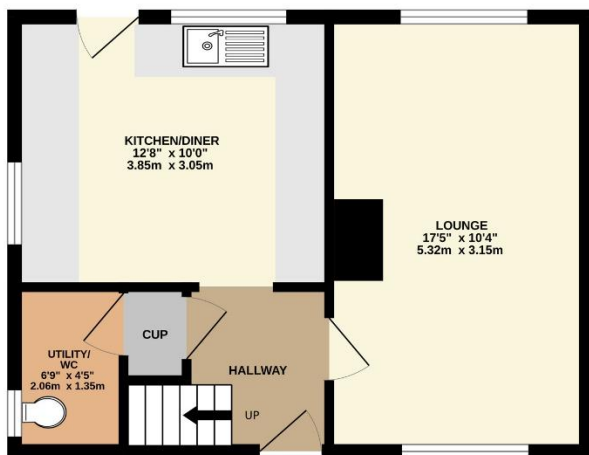
Having uPVC double glazed window to the side aspect, wash hand basin, heated towel rail, ceiling spotlights and shower cubicle with rainfall shower and additional handheld shower inset.

### Outside

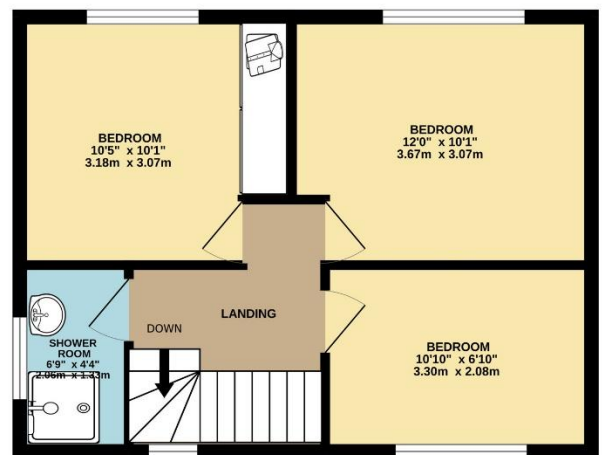
Occupying a corner plot with a fenced surround, lawned garden with gate to the front, off street parking to the rear and a paved garden.



## GROUND FLOOR



## 1ST FLOOR



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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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