

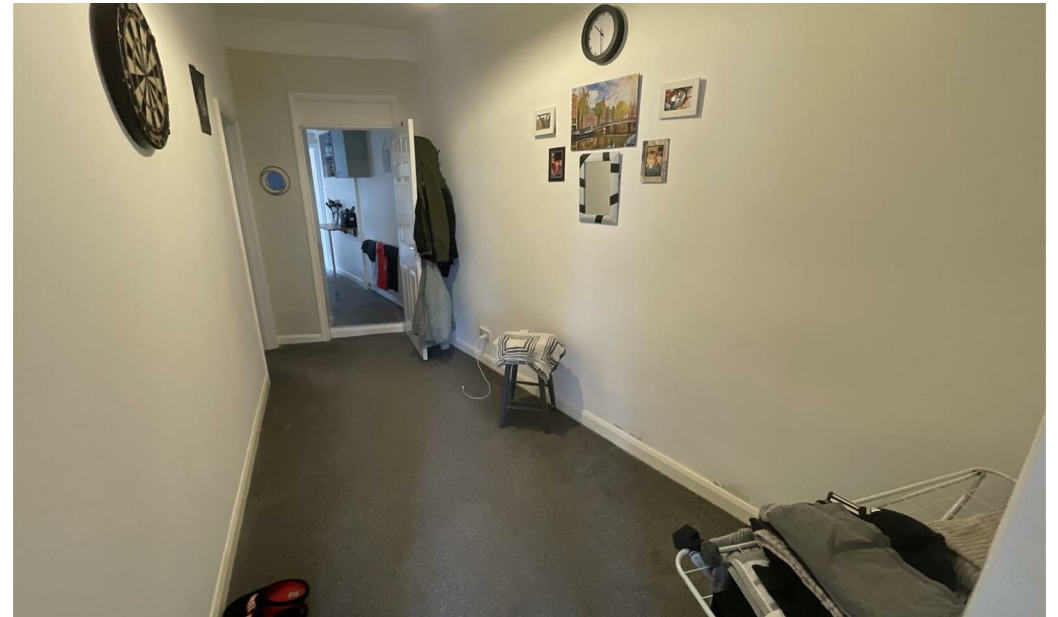


Close House

Bishop Auckland DL14 8RS

Chain Free £65,000





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- TWO SELF-CONTAINED 1 BED FLATS
- Lettings & Management Services Available
- 13% Gross Yield

- Excellent Access to Amenities
- For Sale with Sitting Tenants
- Fully Compliant Tenancies with All Relevant Paperwork/Documents in Place

- £750 PCM Rental Income
- Viewing Highly Recommended

Tucked away in a convenient location, this property boasts not one, but two self-contained 1-bed flats, making it a lucrative investment opportunity for those looking to add to their property portfolio. With sitting tenants already in place, you can take advantage of the immediate rental income, currently generating £750 PCM. The exceptional 13% gross yield speaks volumes about the potential this property holds for astute investors. What's more, rest assured that the tenancies are fully compliant, with all the necessary paperwork and documents meticulously organised, saving you from any hassle down the line. For those looking for a hassle-free investment with great returns, this gem ticks all the boxes.

Outside, the property offers more than just the promise of rental income. Step into the outdoor space, and you'll find a tranquil haven that complements the urban convenience of its location. Whether it's a morning coffee al fresco or a quiet evening unwind, the outdoor area provides the perfect escape from the hustle and bustle of daily life. Ideal for those seeking a retreat within reach of urban amenities, this outdoor space adds an extra layer of appeal to the property. With such a solid investment opportunity, viewing this property is highly recommended for those looking to

secure a slice of residential investment property. Call today to arrange a viewing and discover the potential that this property promises.
EPC Rating: D

36a First Floor Flat

Living Room

18'9" x 10'7" (5.73m x 3.24m)
Window to the front aspect, radiator and carpet

Kitchen

8'10" x 8'0" (2.70m x 2.45m)
Fitted wall and base units, vinyl flooring and window.

Bathroom/WC

Bath, basin and WC, vinyl flooring

Bedroom

13'10" x 13'5" (4.22m x 4.10m)
Window to front aspect, radiator and carpet.

36b Ground Floor Flat

Living Room

12'4" x 14'11" (3.77m x 4.55m)
Two double glazed windows to the front aspect, upvc entrance door, carpet flooring, radiator, understairs cupboard.

Hallway

Carpet flooring, meter cupboard.

Bedroom

14'0" x 8'9" (4.27m x 2.68m)
Window to rear, carpet, radiator.

Kitchen

9'10" x 5'6" (3.00m x 1.68m)
Window to side/rear, vinyl flooring, wall & base units, sink/drainage, space for cooker, space for washing machine. Leading to rear lobby with door to yard.

Bathroom

7'10" x 5'6" (2.40m x 1.68m)
Window to rear/side, bath with shower over, basin, WC, vinyl flooring, storage cupboard.

Externally

Yard area



Property Information

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