



Attention!
Investor or Buy-to-Let
Landlords



Farrow & Farrow

The Modern Estate Agent




- INVESTOR / BUY TO LET LANDLORDS WANTED
- 6 x Fully Let Properties Available
- 5 in Rawtenstall and 1 in Haslingden
- 5 x Modern Terraced Bungalows with Solar Panels
- 1 x 2 bed Semi Detached Bunaglow
- Ideal Investment Portfolio
- Selling due to Retirement.

Investment Portfolio, Hill End Lane, Rossendale, BB4 7BF

Are you an Property Investor or a Buy-to-Let Landlord looking to build your portfolio?
 With 6 properties in total with long standing tenants in situ, generating a rental yield of 5.4% at present and with good scope to increase this. The properties are all desirable bungalow types, being mixture of 1 bed and 2 bed, Semi and attached, 5 in Rawtenstall and 1 in Haslingden.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Farrow & Farrow has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

The bulk of this portfolio is comprised of 5 units with easy reach of Rawtenstall town centre. These properties are of recently constructed (less than 10 years) terrace bungalows, with solar panels installed within the last 12 months and are mixture of 1 & 2 bed garden fronted homes with off road parking.

Agents Notes

The further property is a 2 bed semi detached bungalow, within walking distance of Haslingden Town Centre.

Disclaimer

The current owner is selling due to retirement and would consider selling in two lots.

