



## 5 Mount Pleasant Close

, Stillington, TS21 1LP

**Offers over £100,000**



Offered For Sale With A Sitting Tenant, This Well Maintained Three Bedroom Property Presents An Excellent Investment Opportunity For Landlords And Portfolio Builders Alike. Whether You Are Expanding An Existing Portfolio Or Taking Your First Step Into Property Investment, This Home Offers Immediate Rental Income With A Mature, Retired Long-Term Tenant In Situ.



**Full Description**

Situated Within The Sought-After Village Location Of Stillington, The Property Enjoys A Pleasant Setting With Convenient Access To Local Amenities And Transport Links, While Benefiting From A Quiet Residential Position.

The Accommodation Is Spacious Throughout And Comprises An Entrance Hallway Leading Into A Generous Lounge, Followed By An Open Plan Kitchen/Diner. The Kitchen Was Newly Fitted In 2024, Providing A Modern And Attractive Space. A Ground Floor W/C Adds Further Practicality, Along With Ample Storage Throughout The Home.

To The First Floor, There Are Three Well Appointed Bedrooms And A Family Bathroom. The Property Has Been Well Cared For And Maintained To A Good Standard.

Externally, The Home Benefits From Both Front And Rear Gardens. The Rear Garden Is Not Overlooked And Enjoys Open Views Backing Onto A Field, Providing A High Level Of Privacy. Parking Is Available To The Front Aspect.

Further Improvements Include New Windows, A Recently Fitted Boiler, And Valid Gas And Electrical Safety Certificates, Offering Reassurance For Any Prospective Investor.

A Turnkey Investment Opportunity In A Desirable Village Location With Immediate Income From Day One.

**Location**

Mount Pleasant Close Can Be Accessed via South Street, Turning Right Onto Mount Pleasant Close, Turning Right Into The Cul-de-Sac.

- William Cassidi C Of E Primary School - 2 Minute Drive, 11 Minute Walk
- Bishopton Redmarshall Primary School - 6 Minute Drive
- Outwood Academy Bishopsgarth - 10 Minute Drive
- A177 - 6 Minute Drive
- A66 - 10 Minute Drive

Distance Times As Suggested By Google Maps

**Note**

Please Find The Attached Brochure With Material Information For Buyers.

Please Note Current Rent Is £650 PCM

**Disclaimer**

Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees To Make Any Representations Or Warranties About This Property.

While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations: In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

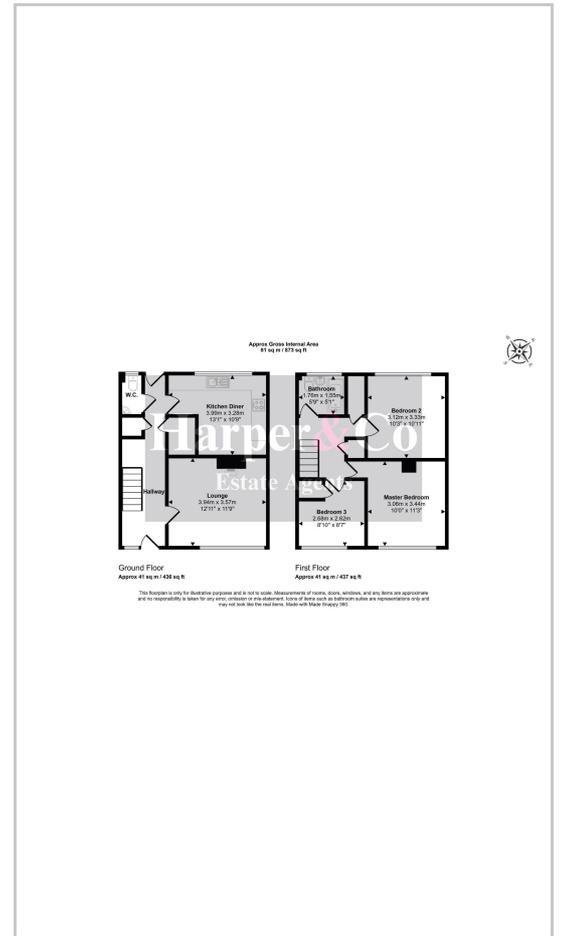
**Money Laundering Notice**

To Comply With Legal Requirements, Buyers Will Need To Provide ID Documents During The Sale Process. We Appreciate Your Cooperation.

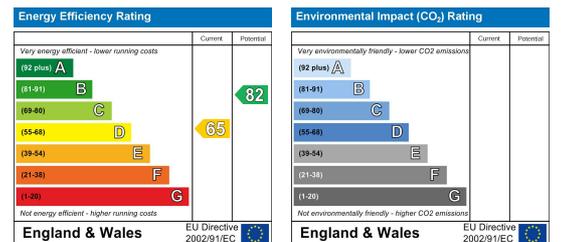
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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