



120 Dalestorth Street, Sutton-In-Ashfield - NG17 4EY

Guide Price £125,000

DavidJames
the estate agent



120 Dalestorth Street

Sutton-In-Ashfield, Sutton-In-Ashfield

INVESTMENT OPPORTUNITY near Sutton Town Centre. Mid-terraced house with sitting tenant, 3 double bedrooms, open plan lounge/dining room, equipped kitchen, modern bathroom, gas central heating, UPVC double glazing. Rented at £650/month, 6.24% yield.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Mid terraced house close to Sutton Town Centre
- BEING SOLD WITH A TENANT ON AN ASSURED SHORTHOLD TENANCY and no upward chain
- Three double bedrooms
- Entrance porch
- Open plan lounge/dining room with fireplaces to both areas and French doors from the dining area to the rear elevation
- Kitchen with a range of panelled units and integrated oven and hob
- Fully tiled ground floor bathroom/Wc with shower off mixer taps
- Gas central heating, UPVC double glazing
- Currently let at £650 pcm providing a gross yield of 6.24%









Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

70 m²

752 ft²

Reduced headroom

3.3 m²

35 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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David James Estate Agents

43 Forest Street, Sutton-in-Ashfield - NG17 1DA

01623 554084 • sutton@david-james.com • www.david-james.com