



32 Richmond Court
Station Road, Rawcliffe, DN14 8JH

**ASKING PRICE OF £120,000
FOR SALE WITH TENANT IN SITU**

Property Features

- First Floor Apartment in sought after Complex
- Lounge & Kitchen
- 2 Double Bedrooms & Bathroom
- Gas CH, UPVC DG & Allocated Parking
- Popular Village within 4 miles of M62

Full Description

THE PROPERTY

This consists of a good sized first floor Apartment being part of the sought after Richmond Court Complex located on the edge of the popular Residential Village of Rawcliffe, and within 4 miles of J36 of the M62.

The property is being offered For Sale with a long term Tenant in Situ paying £625 per month, and has 2 Bedroom accommodation enjoying open views, together with allocated Parking, and comprises:

GROUND FLOOR ENTRANCE HALLWAY

Security entrance door with entry phone system and staircase leading to:

FIRST FLOOR LANDING

Leading to:

APARTMENT ENTRANCE HALL

Entrance door, radiator, entry phone and built in cupboard.

LOUNGE 17' 0" x 10' 3" (5.18m x 3.12m)

Radiator and French doors to front with Juliet Balcony enjoying open views over Farmland.

KITCHEN 8' 6" x 8' 3" (2.59m x 2.51m)

Range of units comprising sink unit, base units with worktops and wall cupboards. Built in oven and hob with extractor over. Part ceramic tiled walls and cupboard housing gas fired central heating boiler.

REAR BEDROOM 13' 0" x 8' 9" (3.96m x 2.67m)

Radiator.



REAR BEDROOM 12' 6" x 9' 9" (3.81m x 2.97m)

Radiator.

BATHROOM

White suite comprising panelled in bath, pedestal washbasin and low flush WC. Shower over bath with side screen.

Radiator and part ceramic tiled walls.

TO THE OUTSIDE

Allocated PARKING SPACE to front.

Surrounding communal GARDENS

SERVICES

It is understood that mains drainage, mains water, electricity and gas are laid to the property. There is gas fired central heating to radiators and windows are double glazed with uPVC framed sealed units.

None of the services or associated appliances have been checked or tested.

COUNCIL TAX

It is understood that the property is in Council Tax Band B, which is payable to the East Riding of Yorkshire Council.

VIEWING

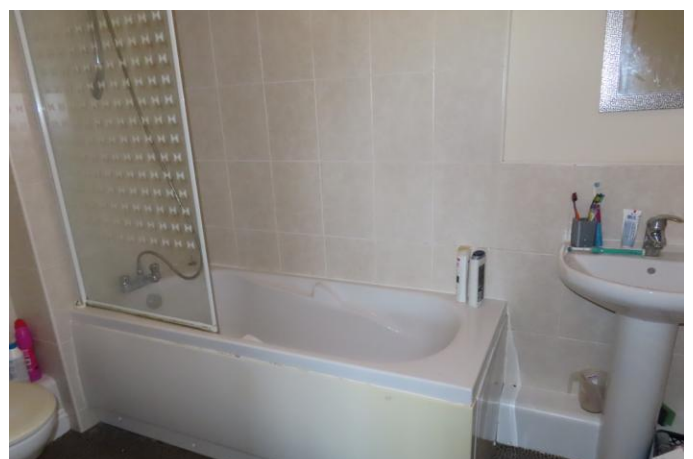
Should you wish to view this property or require any additional information, please ring our Goole Office on 01405 762557.

INVESTMENT OPPORTUNITY

The property is being offered For Sale with the existing long term Tenant in situ and therefore is an ideal Buy To Let Investment Opportunity as 32 Richmond Court is currently Let on a Periodic Assured Shorthold Tenancy Agreement at a Rent of £625 per calendar month.

TENURE

The Tenure of the property is Leasehold and is held on a 999 year Lease which commenced in 2012. It is understood that there is no Ground Rent payable with the current Service Charge being £45 per month.



OFFER PROCEDURE

If you are interested in this Property and wish to make an Offer then this should be made to the Townend Clegg & Co Office dealing with the Sale. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase, before we can recommend your Offer to the Vendor. It will also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations.

PROPERTY TO SELL

Take advantage of our very competitive fees, ring 01405 762557 to arrange your Free Marketing Advice and Appraisal.

WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO2) Impact Rating Graphs are shown.

FLOOR PLANS

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.

