



CHOICE PROPERTIES

Estate Agents

St Wilfreds House, 8 Church Street,
Alford, LN13 9EG

Price £175,000



Choice Properties are delighted to bring to market this impressive Grade II listed 18th century detached residence containing three self-contained flats. The property provides an exciting investment opportunity to any prospective buyer as it is currently generating £14,744.00 of rental income per annum. The residence is comprised of a couple of two bedroom flats and a further studio flat. The property additionally benefits from a generous amount of outdoor space which has the potential to be used as a further building plot. With a multitude of options available, early viewing is highly advised.

The residence is comprised of three self contained flats, all of which have gas fired central heating and generously sized rooms.

Overview

St. Wilfred's House is a Grade II listed detached property comprised of three self contained flats spread across three floors. The property was constructed in the late 18th century. A front entrance door leads to a communal hallway and staircase that leads to all three flats.

Ground Floor

Flat 1

Flat 1 is a two bedroom flat comprising of the following rooms. The flat is currently generating the rental figure of £351.00 every four weeks. The EPC rating of this flat is D.

Hallway

Living Room

16'7" x 14'11"

Kitchen

13'3" x 9'4"

Wall and base units. Built in oven. Gas hob.

Bedroom 1

11'8" x 9'2"

Bedroom 2

14'11" x 14'6"

Bathroom

Comprised of a three piece suite.

First Floor

Flat 2

Flat 2 is a two bedroom flat comprising of the following rooms. The flat currently generates a rental figure of £500.00 per calendar month. The EPC rating of the flat is D. A new gas boiler has been installed in this flat.

Hallway

Living Room

17'0" x 13'7"

Kitchen

13'11" x 11'3"

Fitted with wall and base units.

Bedroom 1

15'0" x 11'5" (min)

L shaped Bedroom.

Bedroom 2

10'3" x 9'8"

Bathroom

Fitted with a three piece suite.

Second Floor

Flat 3

Flat 3 is a studio flat comprising of the following rooms. The flat currently generates a rental figure of £330.00 per calendar month. The EPC rating of the flat is E.

Living Room/Bedroom

16'9" x 11'5" (min)

Kitchen

11'6" x 9'8"

Shower Room

Fitted with a three piece suite comprising of a shower cubicle, wash hand basin, and WC.

Outside

The property features a large gravelled driveway that sweeps around the property and contains parking spaces for all of the flats. Beyond the driveway is a large laid to lawn area that is lined with various plants, trees, and shrubs that add life and colour to the garden space. This garden space has further potential to be used as a building plot.

Further Information

- Grade II Listed Property
- Combined Gross Rental Income Of £14,744.00 Per Annum
- Mains Gas, Electricity, Water, & Drainage
- Late 18th Century Residence
- Solid Brickwork Build Beneath Concrete Tiled Roof
- All Flats Are In Council Tax Band A

Tenure

Freehold.

Viewing Arrangements

Viewing by Appointment through Choice Properties - Alford 01507 462277

Opening Hours

Monday - Friday: 9:00am - 5:00pm

Saturday: 9.00am - 3.00pm

Making An Offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



Directions

From our Alford office head North along South Market Place until you reach the T-Junction where you take a right. Continue on this road for 100m and you will find the property on your right hand side just before the co-op.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

