



## 17 Hyde Road, Blackpool, FY1 6EQ

We welcome to the market a good investment opportunity this two bedroom mid terrace property is to be sold with the tenants in situ bringing £ 7020 per annum over a 9% yield. The rent has been agreed with the current owner and tenant to go up to £7260 per annum in the next few months. Briefly comprising, lounge, kitchen to the ground floor. On the first floor we have a generously proportioned bedroom, modern bathroom, also office area. On the second floor there is a converted attic / second bedroom with stairs leading up to. Externally there is a paved rear garden.

**Price £75,000**

# 17 Hyde Road

, Blackpool, FY1 6EQ



- Good investment opportunity
- Close to local amenities
- Two bedroom mid terrace
- Over 9% yield
- Modern bathroom

## External

**Lounge**  
13'1" x 12'9" (4.0 x 3.9 )  
Bright and airy lounge, UPVc double glazed window, laminate flooring & radiator.

**Kitchen**  
12'9" x 10'9" (3.9 x 3.3 )  
Fitted white wall and base units, UPVc double glazed window to the rear aspect, laminate flooring. Plumbed for washer, one & half sink bowl. Understairs storage, radiator. Built in oven with four ringed gas hob & extractor hood.

**Bedroom One**  
13'1" x 12'9" (4.0 x 3.9 )  
Great sized bedroom, carpeted & radiator

**Bathroom**  
11'7" x 6'1" (3.55 x 1.87 )  
Modern bathroom, bath with shower over, fitted shelving unit with storage, tiled flooring. Wc, radiator. Fully tiled walls, frosted UPVc double glazed window. Wc. Fitted mirror and shelving.

**Office**  
Carpeted , Double glazed window, stairs leading to bedroom.

**Bedroom Two / Converted Attic**  
15'5" x 13'1" (4.7 x 4.0 )  
Good sized bedroom, carpeted & velux window.

**Rear garden**  
Paved rear garden



## Directions





Floor Plan

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