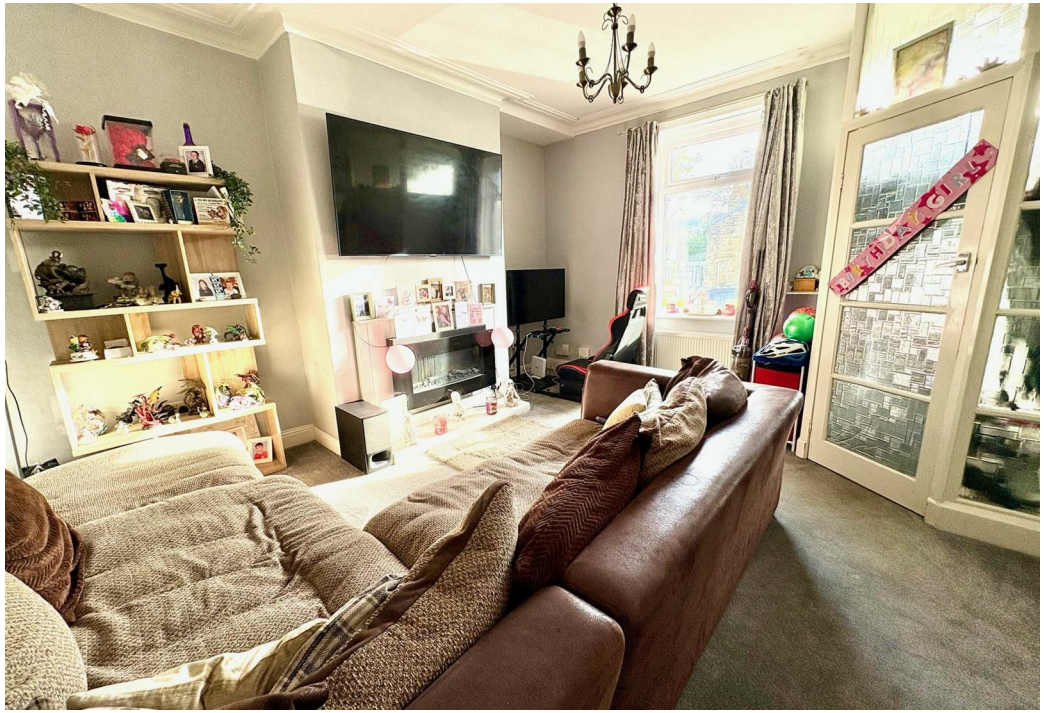


22 George Street, Elland, HX5 0NE

£125,000

bramleys





TO BE SOLD WITH TENANT IN SITU Conveniently located for the amenities and facilities of Elland, this three-bedroom property offers well-proportioned accommodation arranged over three floors. The property is currently tenanted and is offered for sale with the tenant in situ, providing an approximate gross rental yield of 6.72% based on the current rental income. The accommodation comprises a spacious lounge, fitted kitchen, three bedrooms and a modern bathroom, making this a potentially appealing opportunity for investors seeking an established rental property in a convenient location.





GROUND FLOOR:

Entrance Vestibule

Accessed via a UPVC external door to the front, with a further internal door leading into the lounge.

Lounge

13'2" x 15'3" max (4.01m x 4.65m max)

A spacious reception room having a central heating radiator, ceiling coving and UPVC double-glazed window to the front elevation. A door leads to the staircase rising to the first floor.

Kitchen

11'8" x 4'10" (3.56m x 1.47m)

Fitted with a range of matching wall and base units with complementary working surfaces and tiled splashbacks. Incorporating a stainless steel sink with side drainer and mixer tap, four-ring gas hob with electric oven beneath and built-in extractor canopy. A cupboard houses the central heating boiler, with space and plumbing for an automatic washing machine. There is also a door providing access to the cellar.

FIRST FLOOR:

Landing

Having built-in storage cupboards and a central heating radiator.

Master Bedroom

15'0" x 8'10" to wardrobes (4.57m x 2.69m to wardrobes)

A spacious double bedroom situated to the front elevation, having a central heating radiator, UPVC double-glazed window and a range of built-in wardrobes with overhead storage cupboards.

Bathroom

Part-panelled walls and fitted with a modern white three-piece suite comprising a low-flush WC, wash hand basin set within a vanity unit providing storage, and panelled bath with shower attachment over. There is also a UPVC double-glazed window and chrome ladder-style heated towel rail.

SECOND FLOOR:

Landing

Bedroom Two

10'5" x 8'11" plus entrance (3.18m x 2.72m plus entrance)

A good-sized double bedroom having a central heating radiator, Velux skylight window and a range of built-in wardrobes and shelving.

Bedroom Three

8'1" x 4'11" (2.46m x 1.50m)

Having a central heating radiator and Velux skylight window.











OUTSIDE:

To the front of the property is an enclosed paved garden area.

Tenancy Information

The property is currently tenanted and is being offered for sale with the tenant in situ, generating a rental income of £700 per calendar month, representing an approximate gross rental yield of 6.72%. The property has been well maintained and is presented in good condition, with all relevant documentation in place to meet current letting requirements. Please contact our office for further details.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

TENURE:

Freehold

COUNCIL TAX BAND:

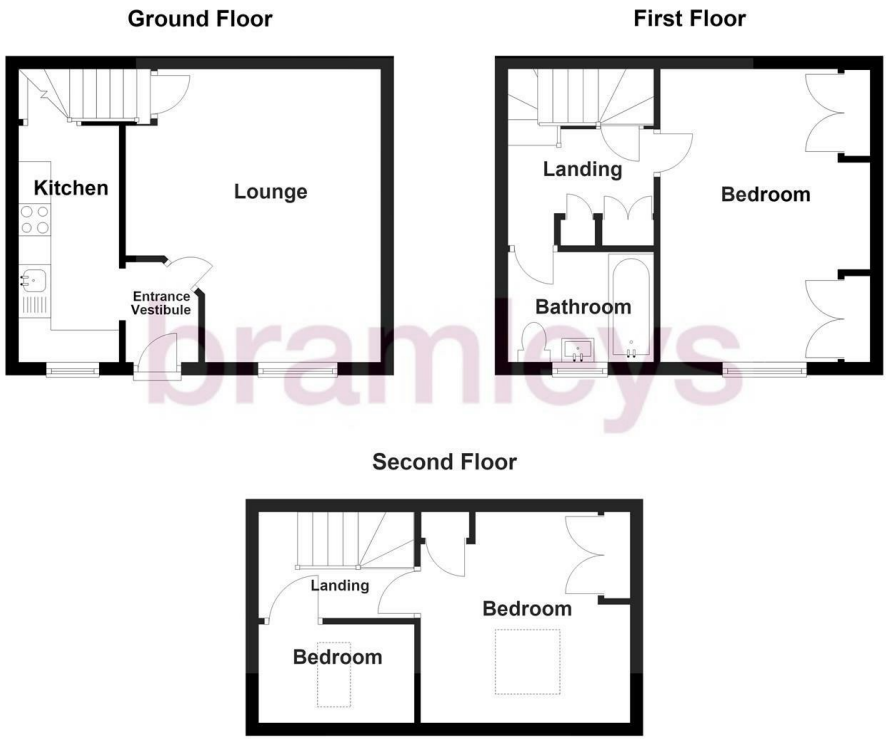
Band A

MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.



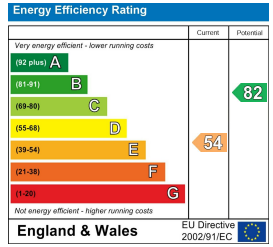
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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY



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