

1 Colders Lane, Meltham, Holmfirth, HD9 5NS

£120,000

bramleys

** GROSS RENTAL INCOME £7,800 PER ANNUM ** SOLD WITH TENANT-IN-SITU **

This stone built, 2 bedroom through terraced property is situated close to the centre of the popular village of Meltham.

The property is currently tenanted by a longterm tenant and has accommodation briefly comprising:- entrance hall, lounge, breakfast kitchen, first floor landing, 2 bedrooms and bathroom.

The property provides gas fired central heating, uPVC double glazing and is offered for sale with the tenant-in-situ.





GROUND FLOOR:

Enter the property through a double glazed external door into:-

Entrance Vestibule

A door provides a further door into the lounge.

Lounge

15'0" max x 10'2" (4.57m max x 3.10m)

Having a uPVC double glazed window, central heating radiator, and a fitted gas fire with fire surround and mantel.

Dining Kitchen

12'1" x 10'10" (3.68m x 3.30m)

Fitted with a range of matching base units, laminated work surfaces, part tiled walls, 4 ring gas hob with overhead extractor fan and light, built-in oven and grill, stainless steel sink unit with mixer taps and side drainer, plumbing for a washing machine, uPVC double glazed window and a rear access door.

FIRST FLOOR:

Landing

Bedroom 1

12'1" max x 10'10" (3.68m max x 3.30m)

Fitted with a uPVC double glazed window and central heating radiator.

Bedroom 2

10'2" x 8'7" (3.10m x 2.62m)

Having a central heating radiator and uPVC double glazed window.

Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash basin and panelled bath with overhead shower.

OUTSIDE:

The property is street fronted, with a small yard area to the rear.

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:

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MORTGAGES:

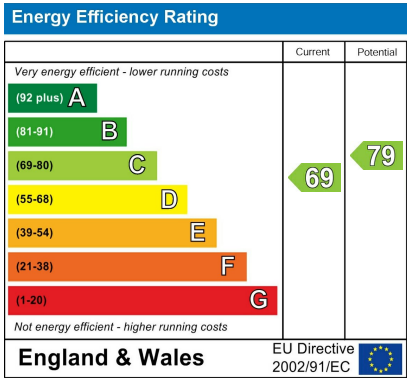
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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

ONLINE CONVEYANCING SERVICES:

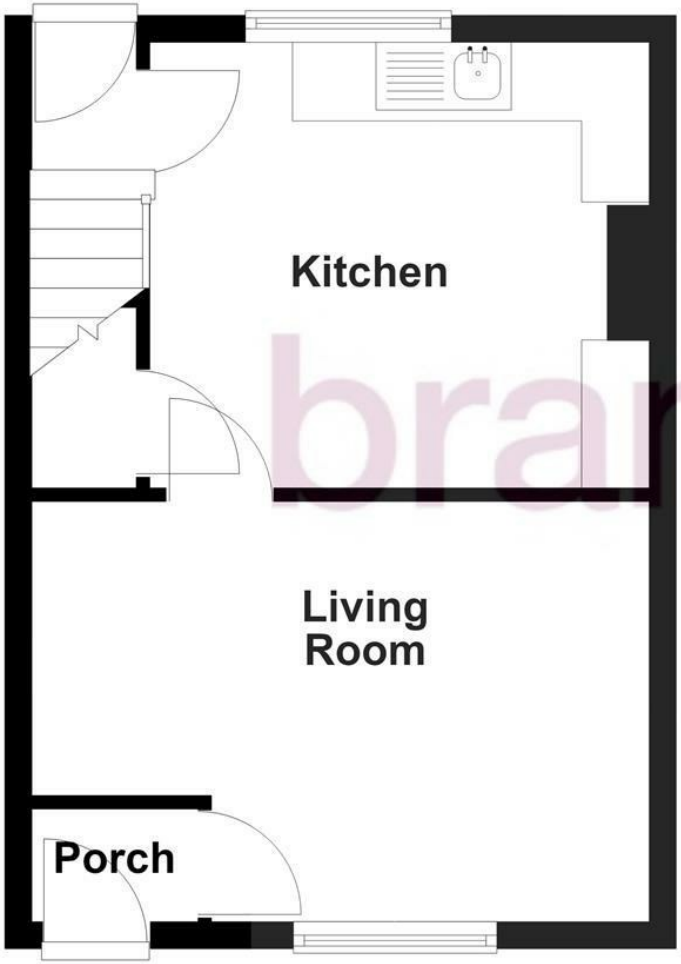
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

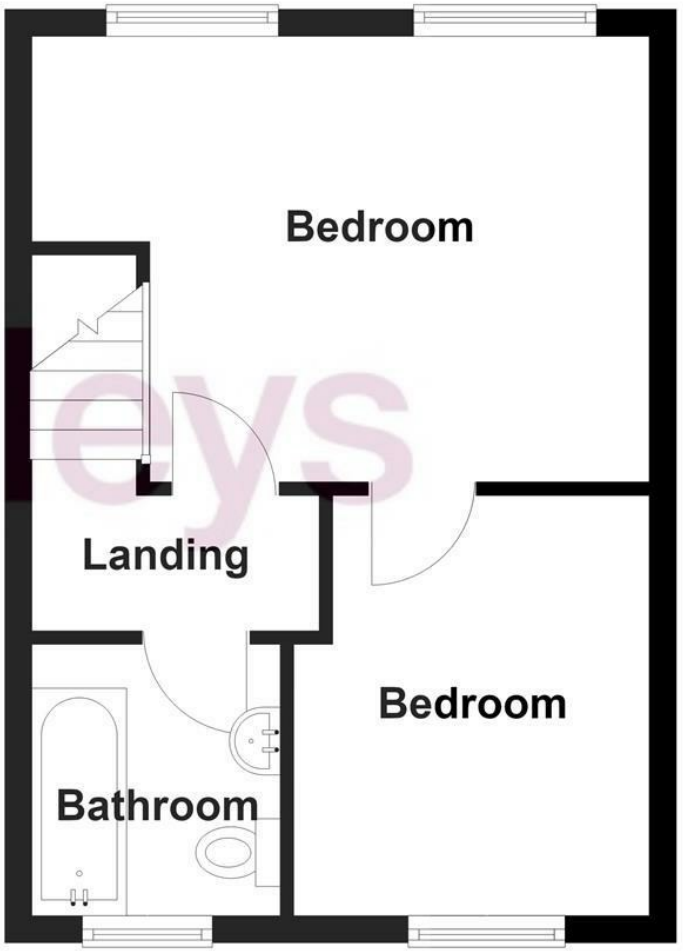
Please call our office to book a viewing on 01484 530361.



Ground Floor



First Floor



NOT TO SCALE AND NOT TO BE RELIED UPON
Plan produced using PlanUp.

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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