



Flat 1 Yarfield Hall Holborn Hill

Millom, LA18 5AT

Offers In The Region Of £65,000



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This ground floor one-bedroom leasehold property boasts its own entrance, situated in Yarfield Hall, just off Holborn Hill in the coastal town of Millom. Its prime location places it within easy walking distance of the town centre, where you'll find a wide range of local amenities, including shops, restaurants, and essential services. In addition, it is just over a 5 minute walk to Millom mainline Railway Station with direct rail services to Barrow-in-Furness and Sellafield, around 30 minutes travel time. En-route to the station, you pass a bakery and a Spar convenience store, selling papers, premium takeaway coffee, etc.

The property features a well-proportioned living space, kitchen, bathroom and a large bedroom, all the essentials for comfortable modern living. An excellent opportunity for investors, this flat is currently tenanted, providing immediate rental income upon purchase. The existing long-standing tenant offers a hassle-free investment with a steady revenue stream from day one, making this property a fantastic addition to any investor's portfolio.

As you approach, you enter through its own private porched entrance into a tiled vestibule, opening into an entrance hall, which leads to all rooms. To your left, you'll find the bathroom, furnished with a three piece suite in white, including a WC, washbasin, and a bath with an overhead shower attachment and shower screen. The bathroom is complemented with white tiled splashbacks and painted white walls throughout.

The next doorway leads into the light and airy bedroom, which benefits from windows allowing the room to be flooded with natural light, including one offering a charming bay view. The walls are painted white, and the floor is covered with fitted carpet.

The lounge features a large window, again allowing in plenty of natural light. The room has its original chimney breast and down lighters in the alcoves, with a tiled fireplace and a storage cupboard off to the side housing the gas boiler, providing central heating and instant hot running water throughout. The room is also carpeted. The kitchen is fitted with a good range of base units and wall cupboards, along with a single sink unit, mixer tap and white tiled splash-backs. It includes a freestanding gas cooker with a hob, and there is space for a fridge/freezer and is plumbed and space for a washing machine.

Entrance Hall

Lounge

17'0" x 11'9" (5.20 x 3.60)

Kitchen

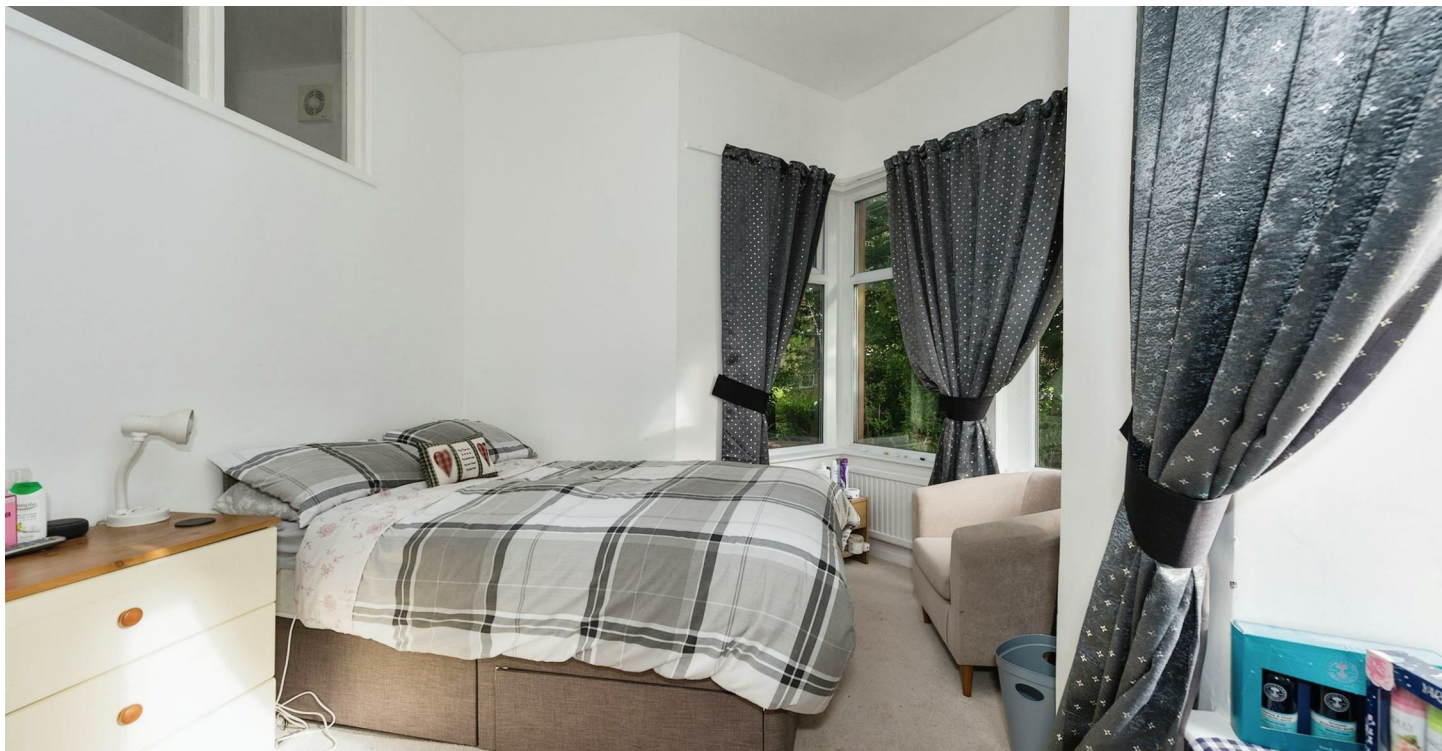
15'8" x 8'10" (4.80 x 2.70)

Bathroom

9'10" x 4'3" (3.00 x 1.30)

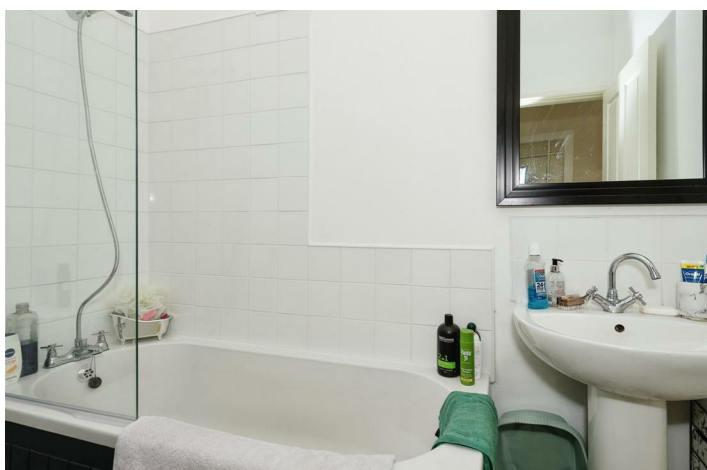
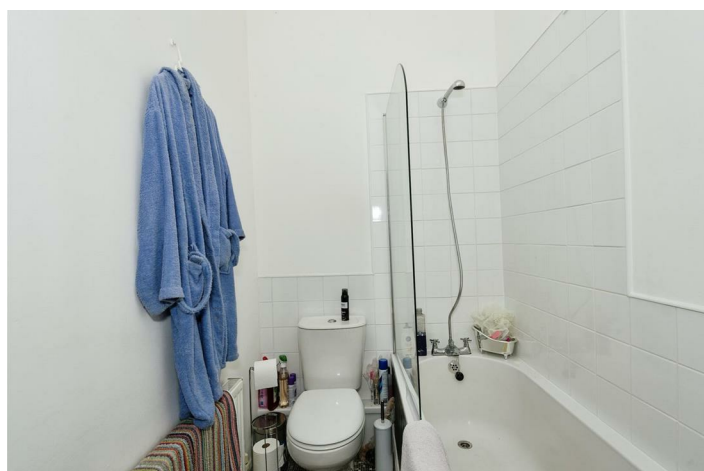
Bedroom

17'0" x 13'9" (5.20 x 4.20)

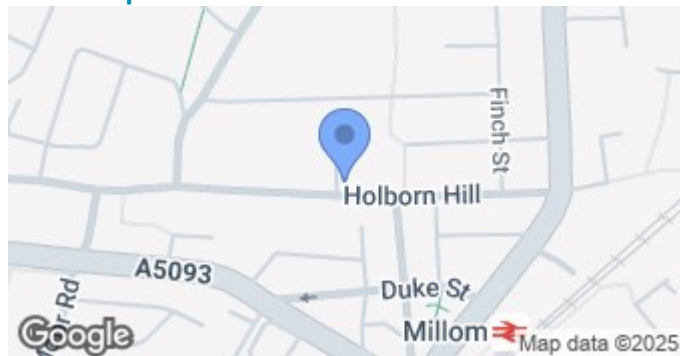


- Ground Floor Flat
- Large Bay Windows
- Great Investment Opportunity
- Council Tax Band A

- One Bedroom
- Within Walking Distance to Train Station
- EPC C



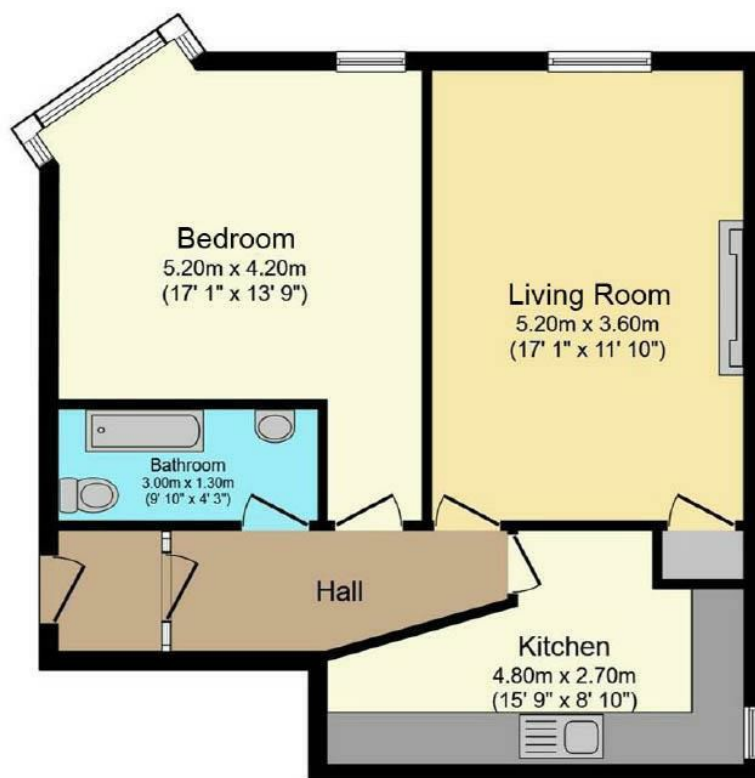
Road Map



Terrain Map




Floor Plan



We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision whether buying or selling.

Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays. Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. Ask for further information.

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

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