



Flat 4 Yarfield Hall Holborn Hill

Millom, LA18 5AT

Offers In The Region Of £60,000



1



1



1



D



Flat 4 Yarfield Hall Holborn Hill

Millom, LA18 5AT

Offers In The Region Of £60,000



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 cosy bedroom, all the essentials for comfortable modern living and underwent a full renovation January 2022.

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.

With its own parking space adjacent the property entrance, after proceeding through the vestibule, you're faced with its own front door, complete with spyglass and door security chain. This proceeds into an entrance hall, which includes an under stairs storage cupboard.

First, you'll find the kitchen which has a breakfast bar and is fitted with a good range of base units and wall cupboards, with soft-close doors and drawers throughout along with a single sink unit, and mixer tap, and white tiled splashbacks. It includes a freestanding gas cooker with a hob, with a separate cooker hood and there is a space for a fridge/freezer and is plumbed and space for a washing machine.

Next is the living room, which boasts a large window, white painted walls, and grey fitted carpet. The bedroom is a generous size, the walls are painted white walls and grey fitted carpet. There is also built in wardrobe storage where the gas boiler is housed providing central heating and instant hot running water throughout.

On returning back up the entrance hall, the bathroom can be found on the left. It is equipped with a three-piece suite in white, including a WC, washbasin, and a bath with an overhead shower attachment. The bathroom also features white tiled splashbacks and white painted walls throughout

Porch

Entrance Hall

Lounge

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

Kitchen

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

Bathroom

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

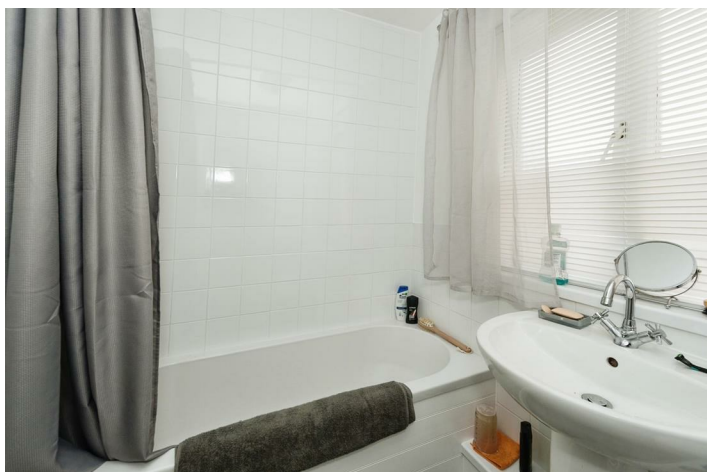
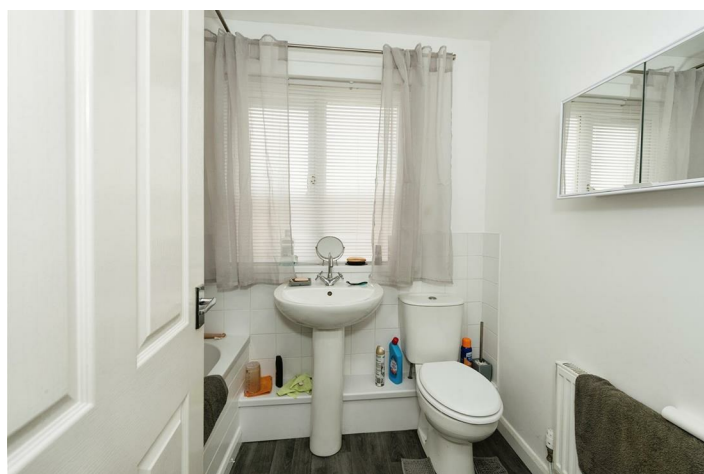
Bedroom

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

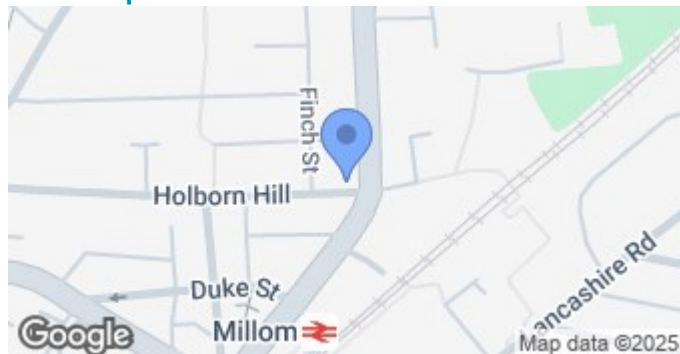


- Ground Floor Flat
- Ideal Investment Opportunity
- Within Walking Distance to Train Station

- One Bedroom
- EPC D
- Council Tax Band A



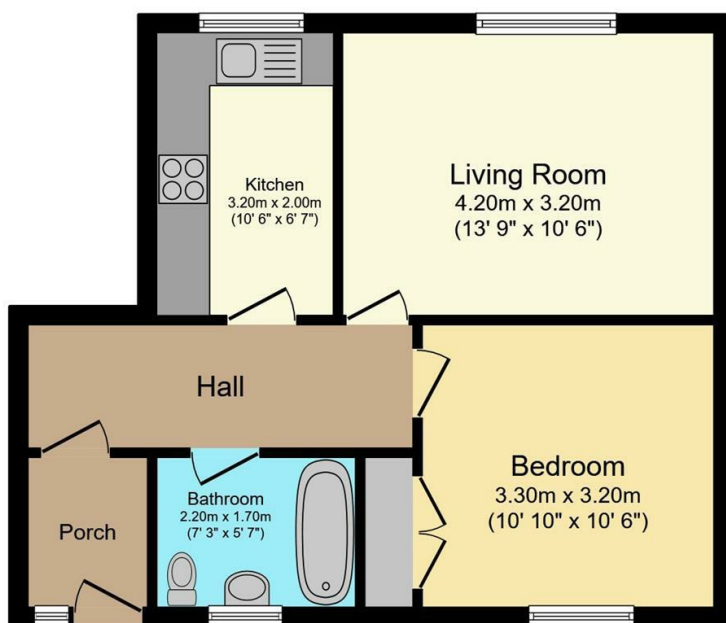
Road Map



Terrain Map



Floor Plan



Total floor area 45.6 sq.m. (491 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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 2002/91/EC		