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Real

25 Clayton Fold
Burnley
BB12 6JD



For Sale

- *Attention Investors!*
- Tenant Paying £650PCM - Annual Income £7,800.
- Two Bedroom Top Floor Apartment.
- Open Plan Kitchen Living Area.
- Main Bathroom & Master Bedroom En-Suite.

Offers Over £95,000

- Great Road Links To M65, Burnley & Padiham.
- Annual Service Charge: £1,000.
- EPC Rating: C.
- Council Tax Band: A.
- Leasehold.



Welcome to Clayton Fold, Burnley – an ideal investment or first-time buyer opportunity.

This modern two-bedroom second-floor apartment is currently tenanted, generating a rental income of £650pcm (£7,800 per annum), offering an attractive yield from day one.

The property features an open-plan layout combining the reception, kitchen, and dining areas. The reception space is positioned towards the entrance, with the kitchen at the rear and room for dining in between or integrated into the living area. The kitchen is thoughtfully designed, with counter space along two walls – the right-hand side and rear – and includes a sink beneath the window, plus a combination of base and wall-mounted storage units.

The apartment benefits from a main bathroom comprising a three-piece suite: bath with overhead shower, WC, and sink. The second bedroom, located at the front of the property, measures approx. 3m x 3m – offering generous space for a double bed and furnishings. The master bedroom is more spacious at approx. 4m x 3m and includes an en-suite with walk-in shower cubicle, WC, and sink.

Additional features:

Council Tax Band: A

EPC Rating: C

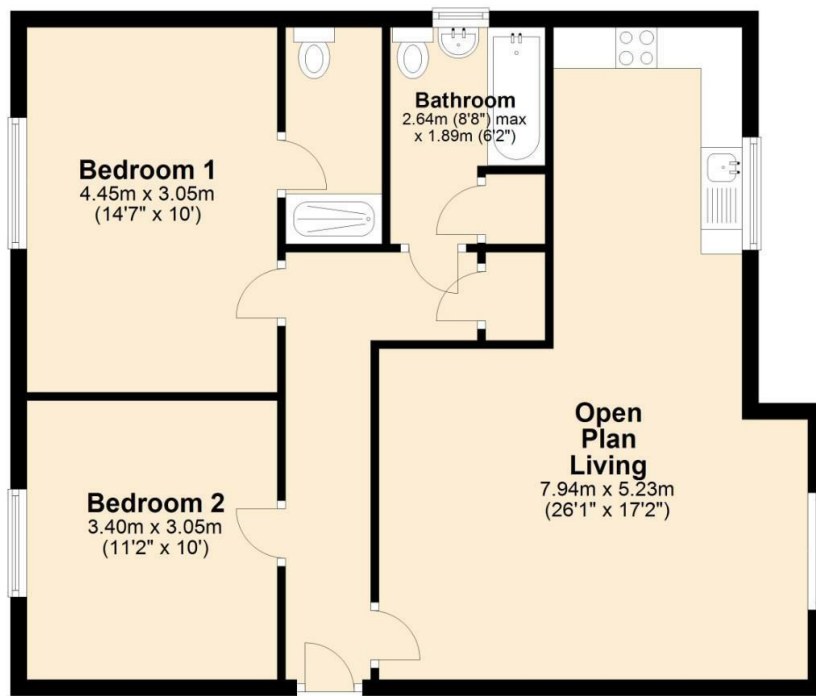
Tenure: Leasehold

Annual Ground Rent: £150

Annual Service Charge: £1,000

Don't miss out on this fantastic investment or starter home. Call our Burnley branch today on 01282 415111 to arrange your viewing!

Ground Floor



25 Clayton Fold, Burnley



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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