

Because life is

Petty Real™

For Sale



15 Lime Street
Colne BB8 9EL

£62,950



***** ATTENTION BUY-TO-LET LANDLORDS***** An opportunity to purchase a stone built mid terrace dwelling situated on a sought after street in an established residential area off Langroyd Road with a sit in tenant currently paying £85 per week which equates to a gross yield of 6.8%. The accommodation is arranged over two floors and comprises on the ground floor a lounge and fully fitted dining kitchen. To the first floor is a double bedroom to the front, single bedroom to the rear and a three piece bathroom suite. Externally to the rear is a good sized enclosed yard with outbuilding. The property benefits from the modern day comforts of double glazing and gas fired central heating.

Key Features:

- ATTENTION BUY-TO-LET LANDLORDS
- Sit in tenant paying £85 per week
- Fitted kitchen with cooker
- 3-Piece bathroom
- GFCH & DG
- Stone built mid terrace house
- Lounge with gas fire
- 2 Bedrooms
- Good sized rear yard with outbuilding
- Sought after street

Tenure:

EPC Rating: D

Council Tax Band: A

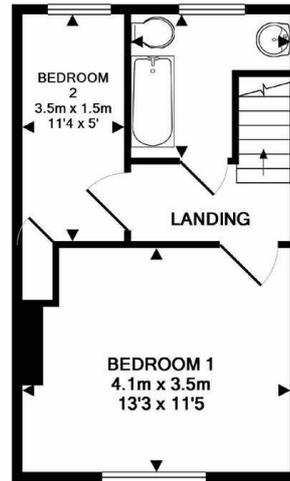
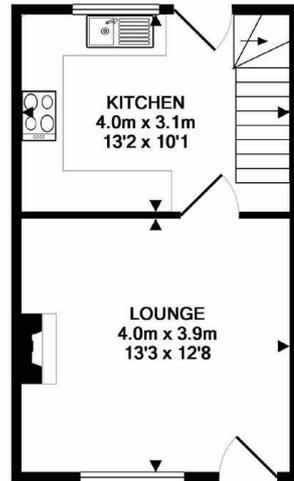


11 Albert Road, Colne, Lancashire, BB8 0RY
T: 01282 868686



www.pettyreal.co.uk

2 BEDROOM House - Terraced



GROUND FLOOR
APPROX. FLOOR
AREA 27.6 SQ.M.
(297 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 27.1 SQ.M.
(292 SQ.FT.)

TOTAL APPROX. FLOOR AREA 54.7 SQ.M. (589 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Main Description:

***** ATTENTION BUY-TO-LET LANDLORDS***** An opportunity has arisen to purchase a stone built mid terrace dwelling situated on a sought after street, with sit in tenant ideal for buy-to-let landlord. The tenant is currently paying £85 per week which equates to a gross yield of 6.8% per annum.

The property offers good sized living accommodation arranged over two floors and briefly comprises on the ground floor a lounge with gas fire and surround and fully fitted kitchen housing a range of wall and base units with complementary work surfaces, cooker and stairs providing access to the first floor. To the first floor is a landing, double bedroom to the front, single bedroom to the rear and a three piece bathroom suite comprising bath, wc and wash basin.

Externally to the rear is a good sized enclosed yard with outbuilding.

The property benefits from the modern day comforts of double glazing and gas fired central heating.

***** Looking for a buy-to-let investment or looking to let your own property? We have a professional lettings department for all your requirements *****



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property